Max Condos Platinum Sale

VIP/Platinum Access
50% Sold in 2 Weeks
Send your Worksheets in Today.

Email Worksheets to:

vipcondos@searchrealty.ca

MAX CONDOS

BROKER APPROVAL

Worksheet

SUITE SELECTION			
Suite	Price	Parking (circle one) *2B and up* YES NO	Locker (circle one) YES NO

CO-OPERATING AGENT (Attach Business Card)				
Name VIP Condo Department		Brokerage Search Realty Corp.		
Address 50 Village Centre Pl, #100		City Mississauga	Province ON	Postal Code L4Z1V9
Cell Phone 416-993-7653	Office Phone 416-993-7653	Email vipcondos@searchrealty.ca		

PURCHASER #1 (Attached Photo ID)		PURCHASER #2 (Attach Photo ID)	
Full Name		Full Name	
Address	Address	Suite #	Suite #
City & Province	City & Province	Postal Code	Postal Code
D.O.B.	SIN	D.O.B.	SIN
Phone #1		Phone #1	
Phone #2		Phone #2	
Email		Email	
Occupation		Occupation	

PURCHASE PRICE		DEPOSIT STRUCTURE			
Suite		**Resident**	**International**	**Amount**	**Date**
Parking		$5000 with offer	$5000 with offer	$	
Locker		Balance to 5% at 30 days	Balance to 10% in 30 days	$	
TOTAL PRICE		5% in 90 days	10% in 90 days	$	
		5% in 240 days	10% in 240 days	$	
		5% at 360 days	5% in 360 days	$	
		1% at occupancy	2% at occupancy	$	

Tribute communities

MAX CONDOS

Podium Suites

Unit	Approximate Suite size	Type	Level From:	Exposure	Prices from:
14	420 sq.ft	1 Bed	4	East	$299,990
03	490 sq.ft.	1 Bed	2	South	$339,990
03	600 sq.ft	1 Bed + Den	4	South East	$394,990
04	625 sq.ft.	1 Bed + Den	2	South West	$429,990
02	640 sq.ft.	2 Bed	2	South	$439,990
11	735 sq.ft	2 Bed	4	North West	$499,990

Deposit Structure:
$5,000 at signing
Balance to 5% in 30 days
5% in 90 days
5% in 240 days
5% in 360 days
1% on occupancy

International Deposit Structure:
$5,000 at signing
Balance to 10% in 30 days
10% in 90 days
10% in 240 days
5% in 360 days
2% on occupancy

Parking Space: $55,000* + HST
(*see sales representative for availability)

Maintenance
Approximately $0.56 per square foot
(Hydro, Water, Thermal metered separately)

Parking Maintenance fee - $99.00/month
Locker Maintenance fee - $29.95/month

Taxes
Approximately 0.71% of Purchase Price
(2015 City of Toronto Rate)

Occupancy Commencing:
June 2020

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Tribute communities

MAX CONDOS

Tower Suites

Unit	Approximate Suite size	Type	Level From:	Exposure	Prices from:
03	480 sq.ft.	1 Bed	30	South	$376,990
03	480 sq.ft	1 Bed	35	South	$381,990
11	530 sq.ft.	1 Bed	8	East	$356,990
11	530 sq.ft	1 Bed	31	East	$381,990
04	855 sq.ft.	3 Bed	7	South West	$592,990
04	855 sq.ft	3 Bed	32	South West	$618,990

Deposit Structure:
$5,000 at signing
Balance to 5% in 30 days
5% in 90 days
5% in 240 days
5% in 360 days
1% on occupancy

International Deposit Structure:
$5,000 at signing
Balance to 10% in 30 days
10% in 90 days
10% in 240 days
5% in 360 days
2% on occupancy

Parking Space: $55,000* + HST
(*see sales representative for availability)

Maintenance
Approximately $0.56 per square foot
(Hydro, Water, Thermal metered separately)

Parking Maintenance fee - $99.00/month
Locker Maintenance fee - $29.95/month

Taxes
Approximately 0.71% of Purchase Price
(2015 City of Toronto Rate)

Occupancy Commencing:
June 2020

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MAX CONDOS

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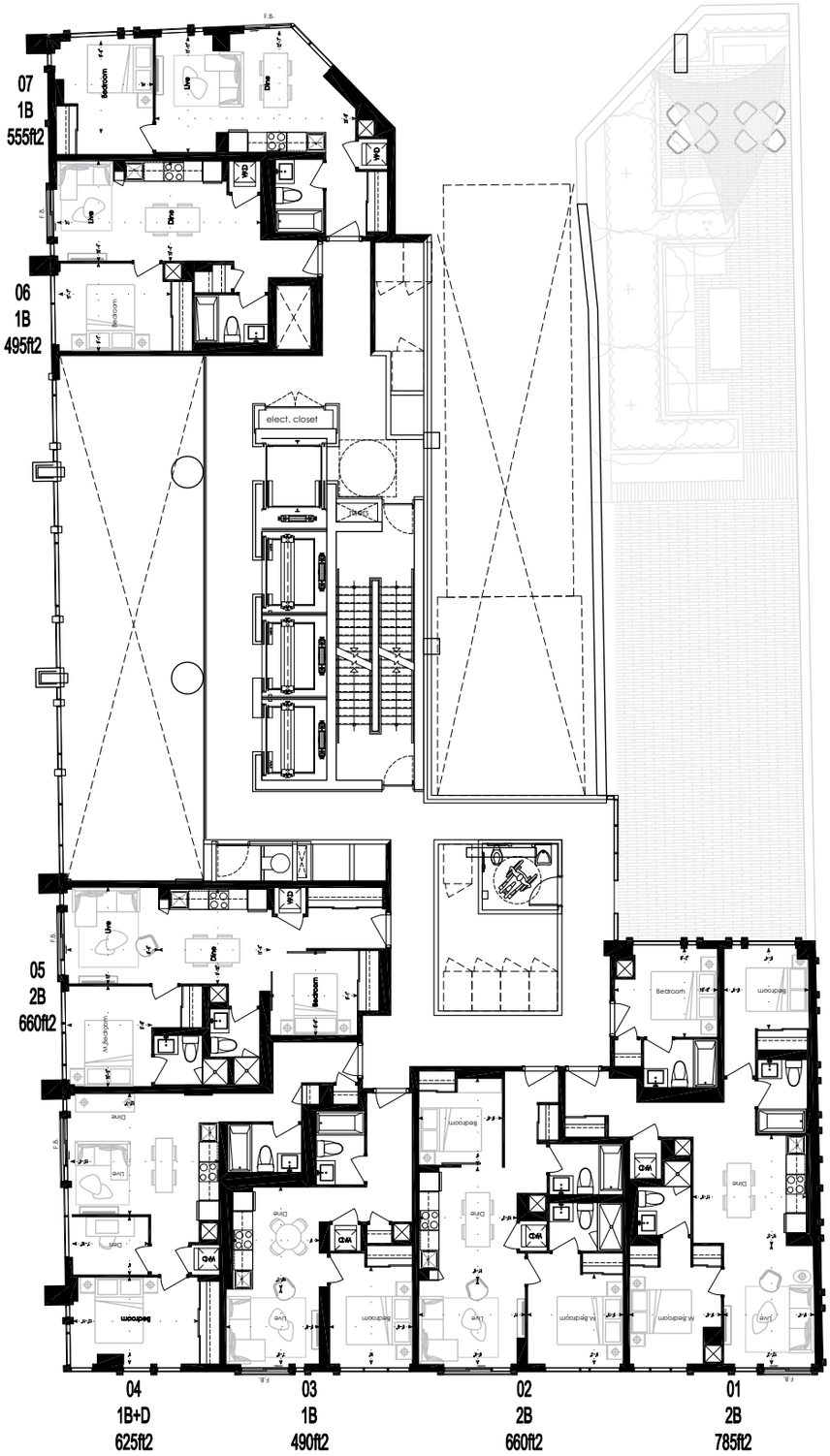
81 MUTUAL STREET

Podium 2nd Floor



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Materials, specifications and floor plans are subject to change without notice. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E. & O.E.

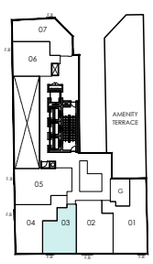
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

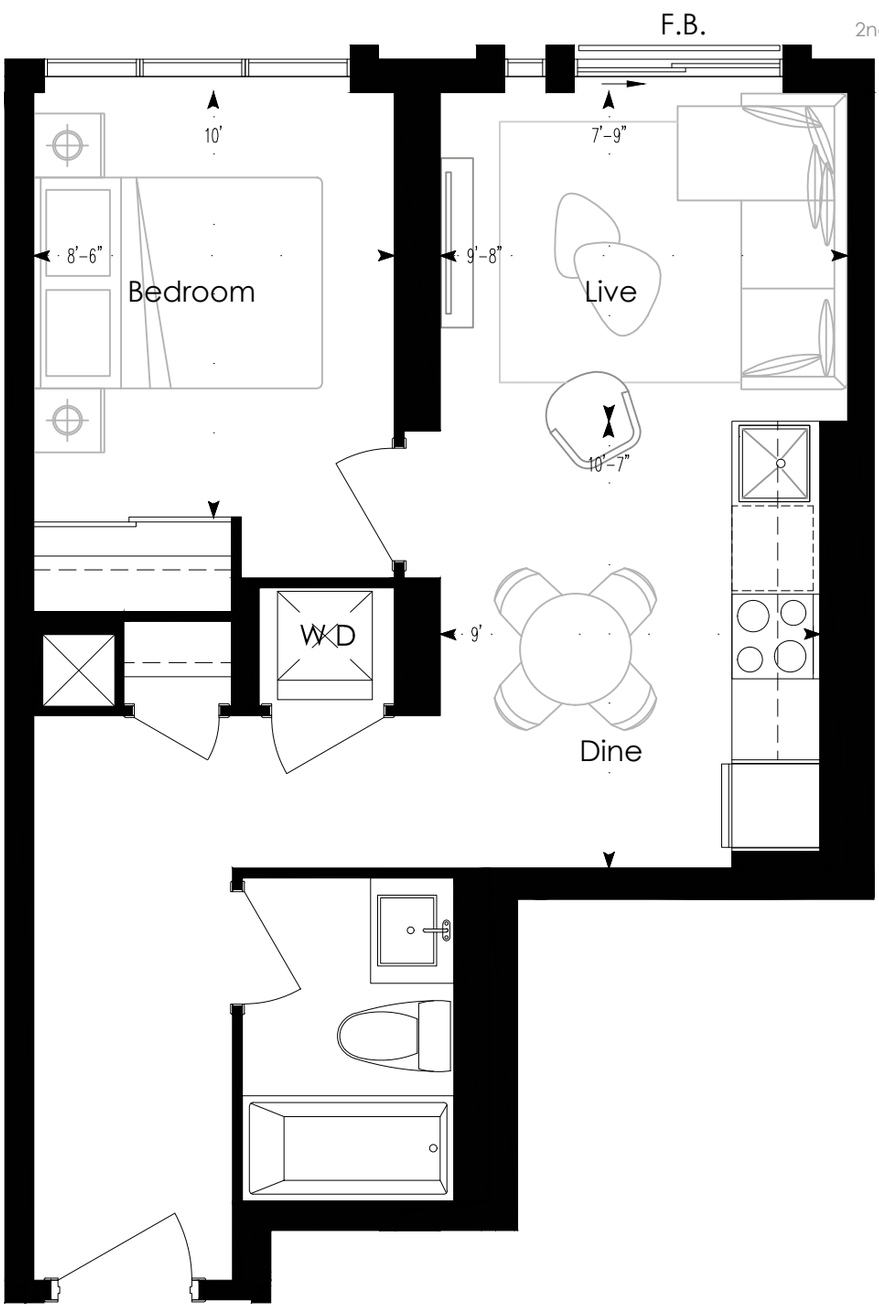
1 BEDROOM

490 Sq. Ft.



PODIUM

2nd



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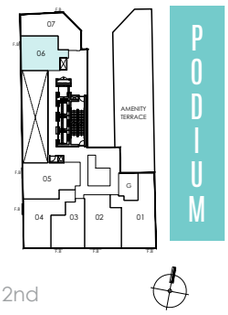
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM

495 Sq. Ft.



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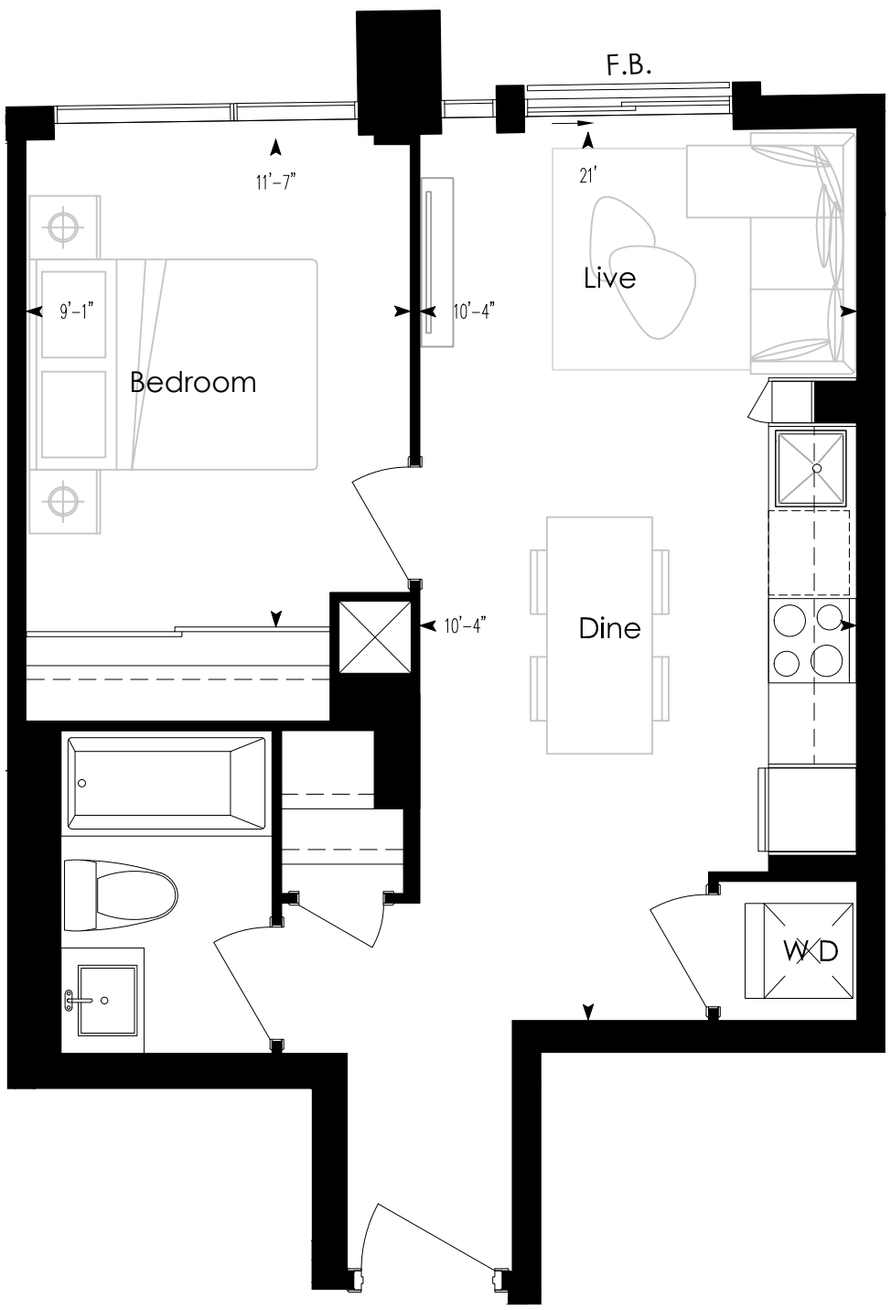

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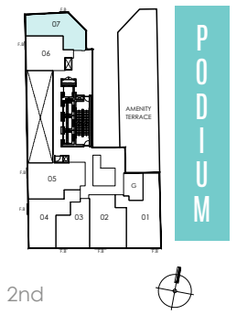
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM

555 Sq. Ft.



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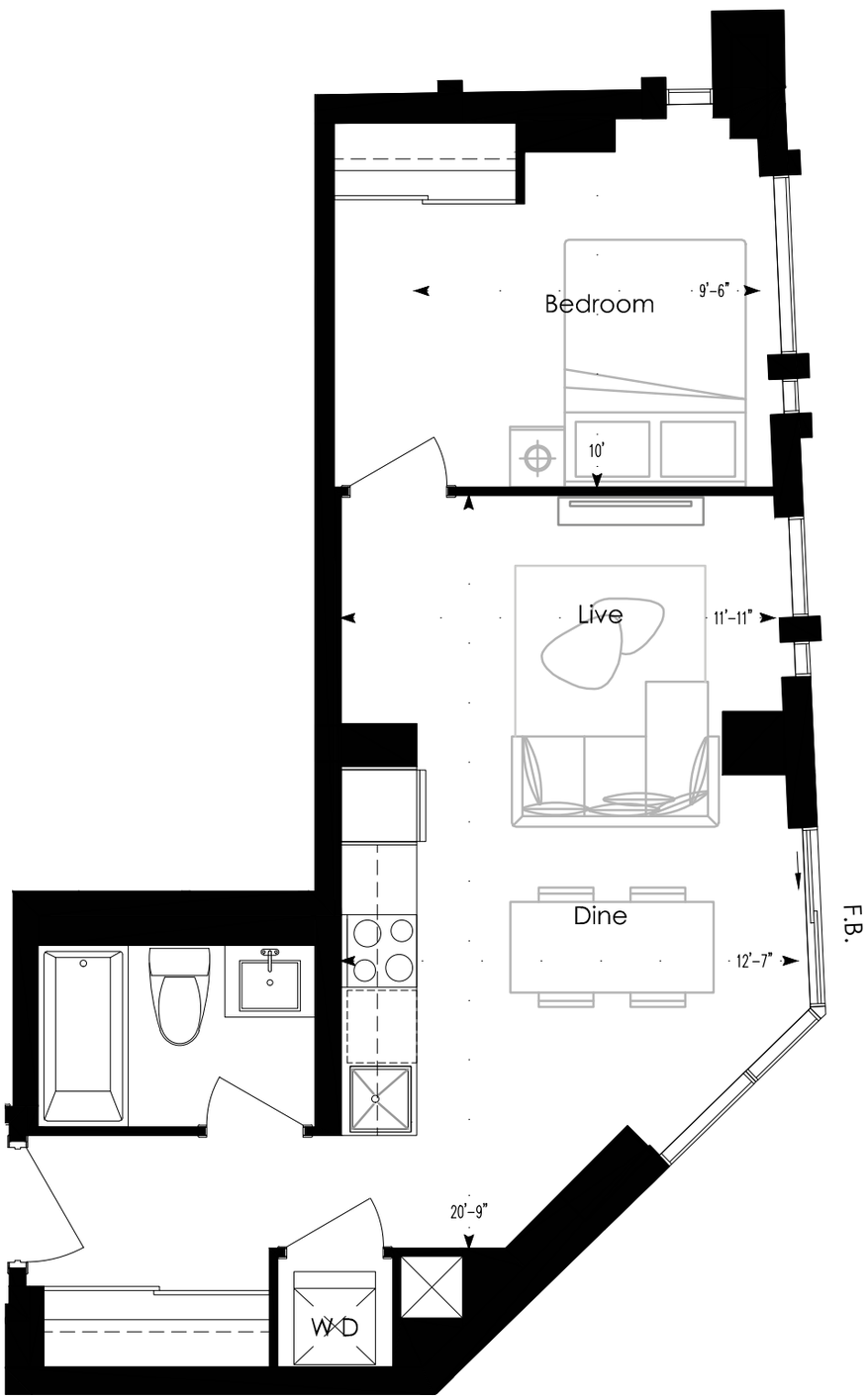

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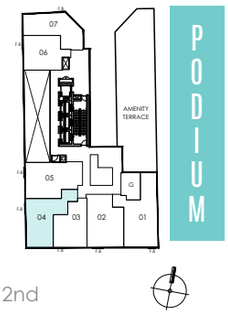
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM + DEN

625 Sq. Ft.



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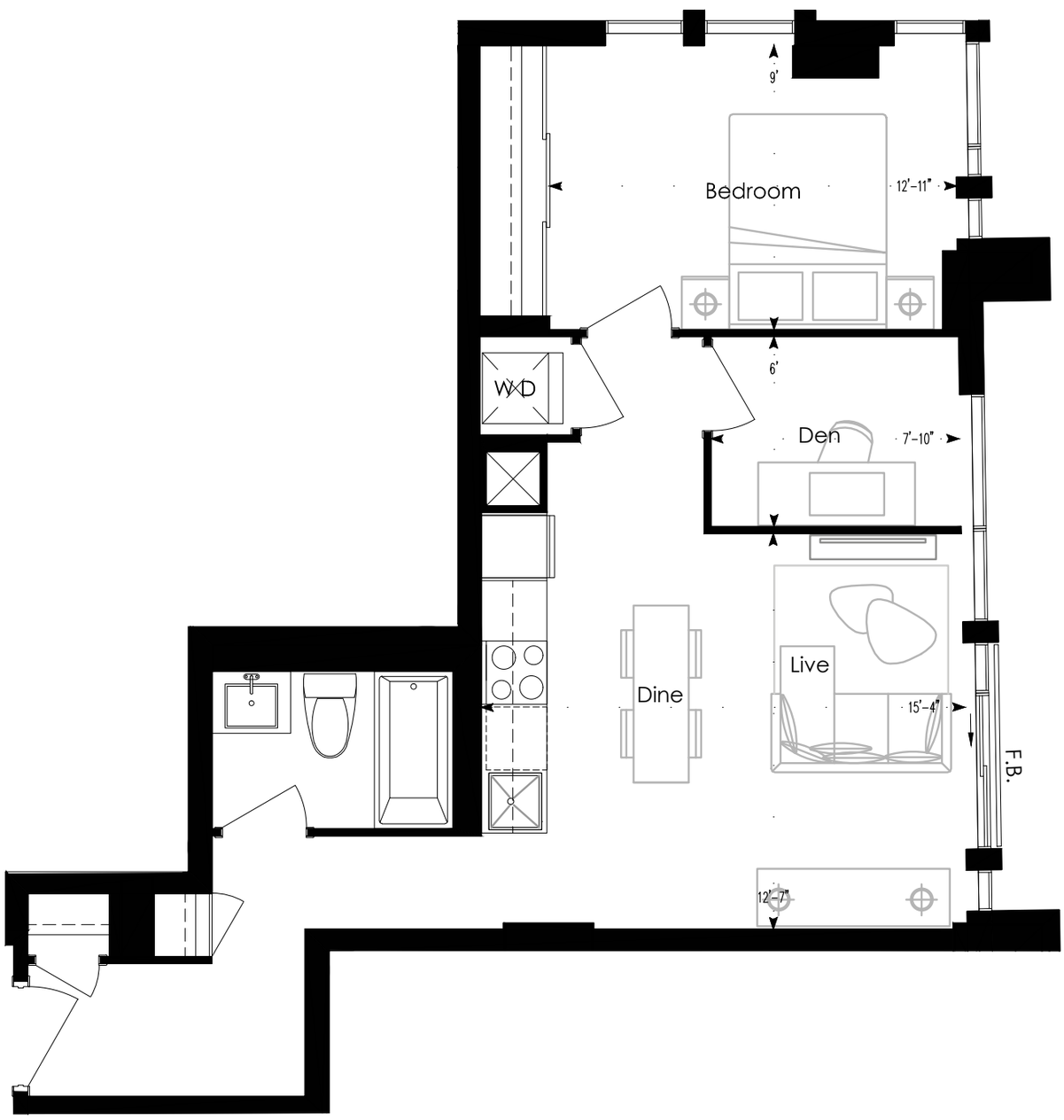

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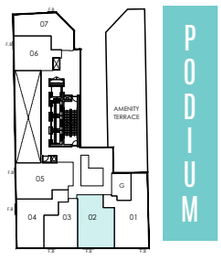
MAX CONDOS

Live to the Max in Downtown Toronto

2 BEDROOM

640 Sq. Ft.



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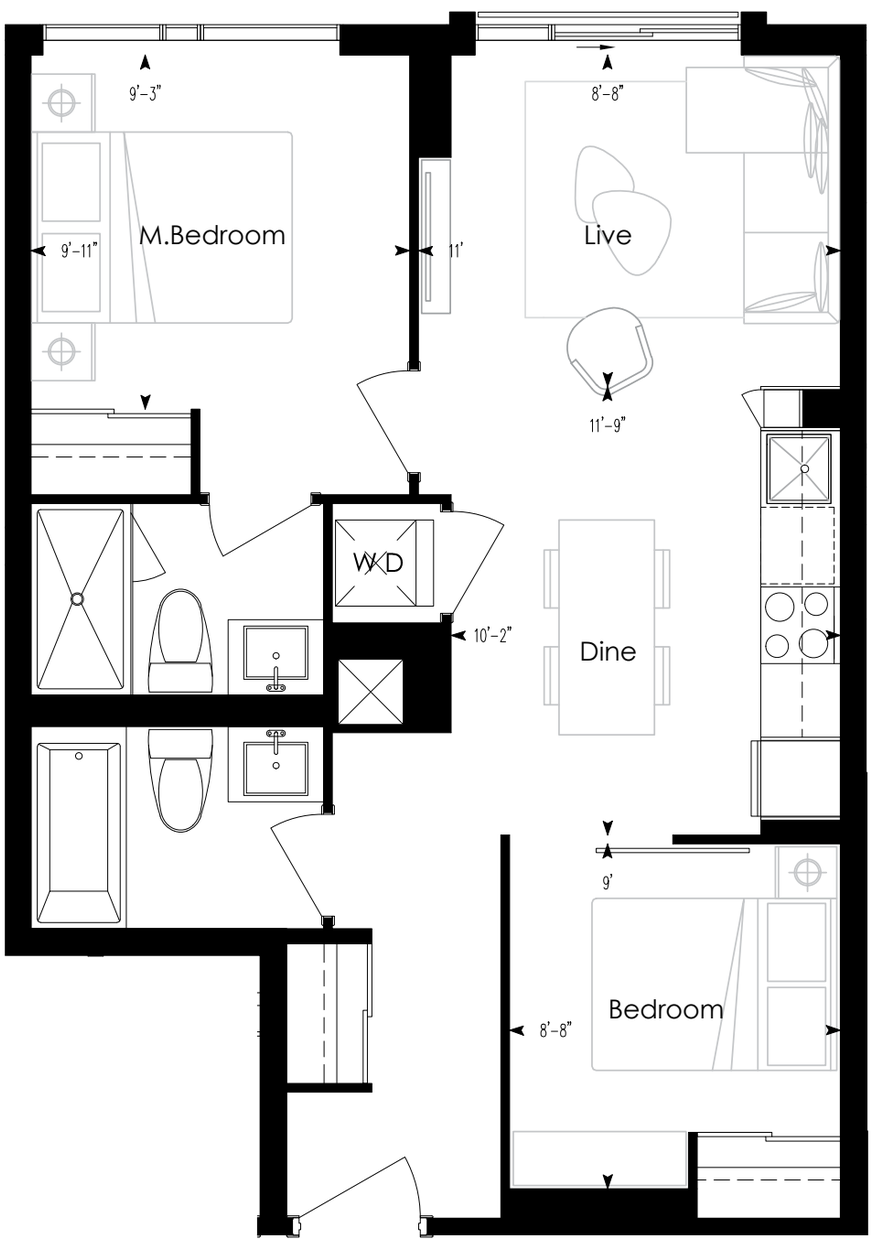

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MAX CONDOS

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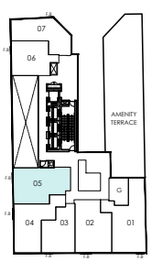
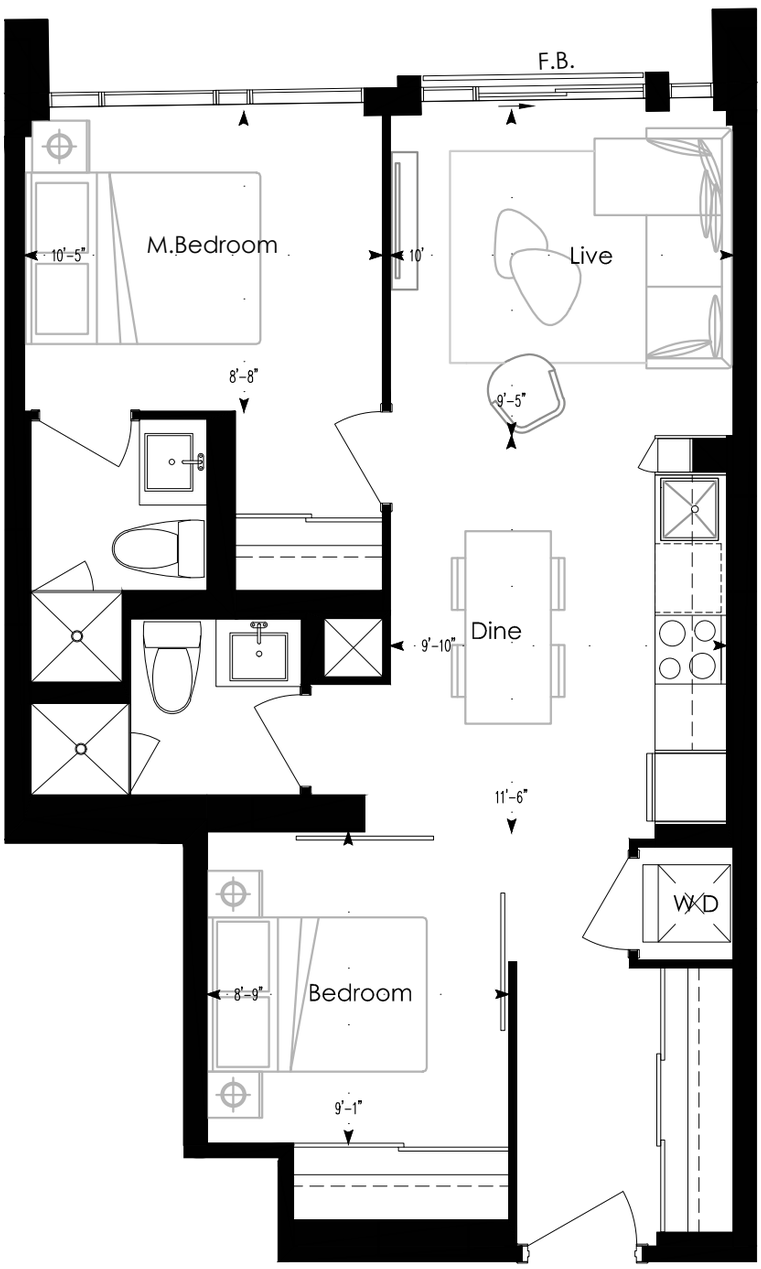
2 BEDROOM

660 SQ. FT.



PODIUM

2nd



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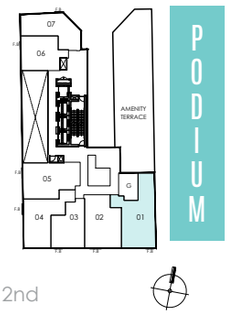
MAX CONDOS

Live to the Max in Downtown Toronto

2 BEDROOM

785 Sq. Ft.



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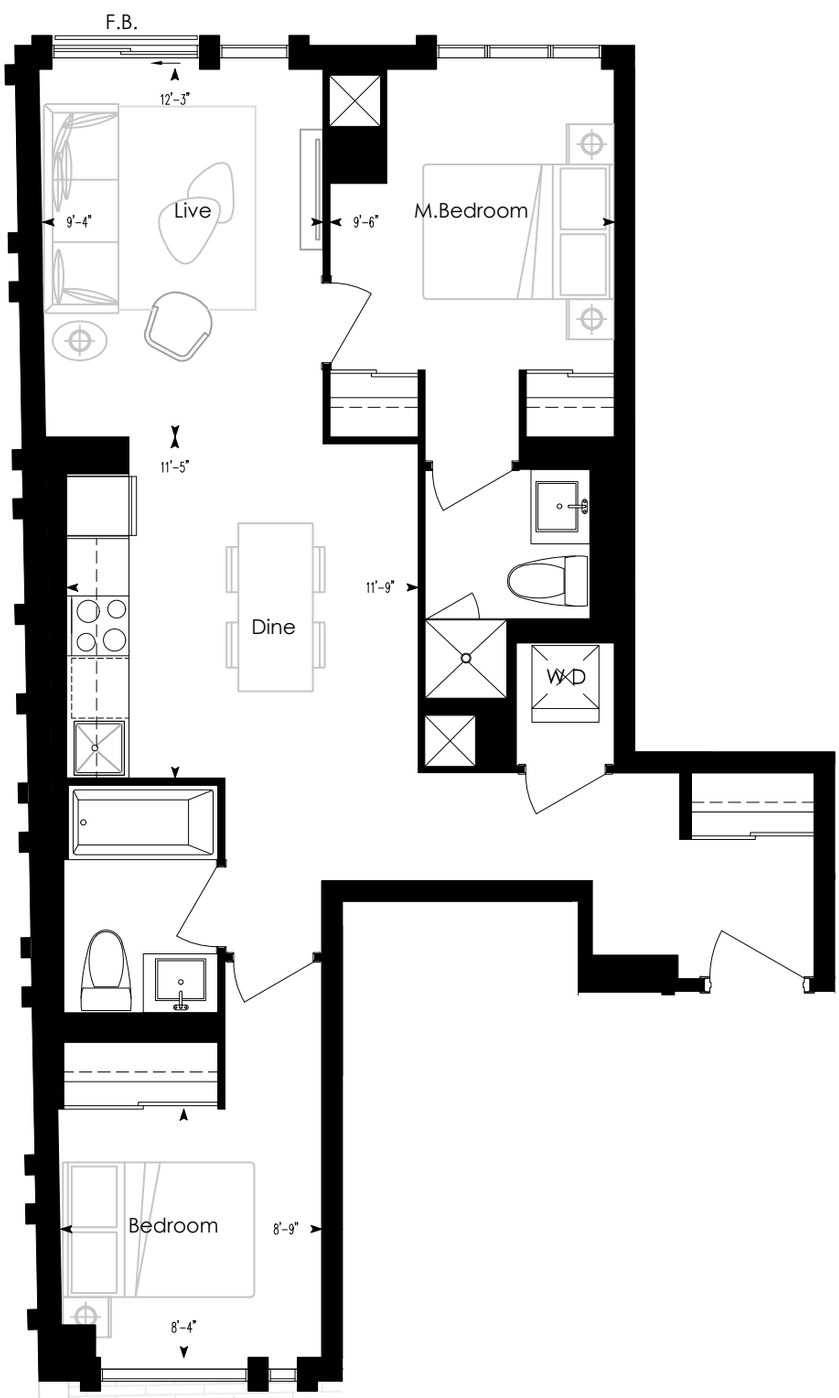

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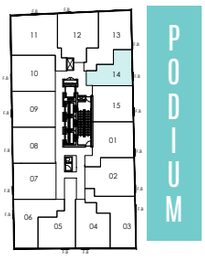
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM

420 Sq. Ft.



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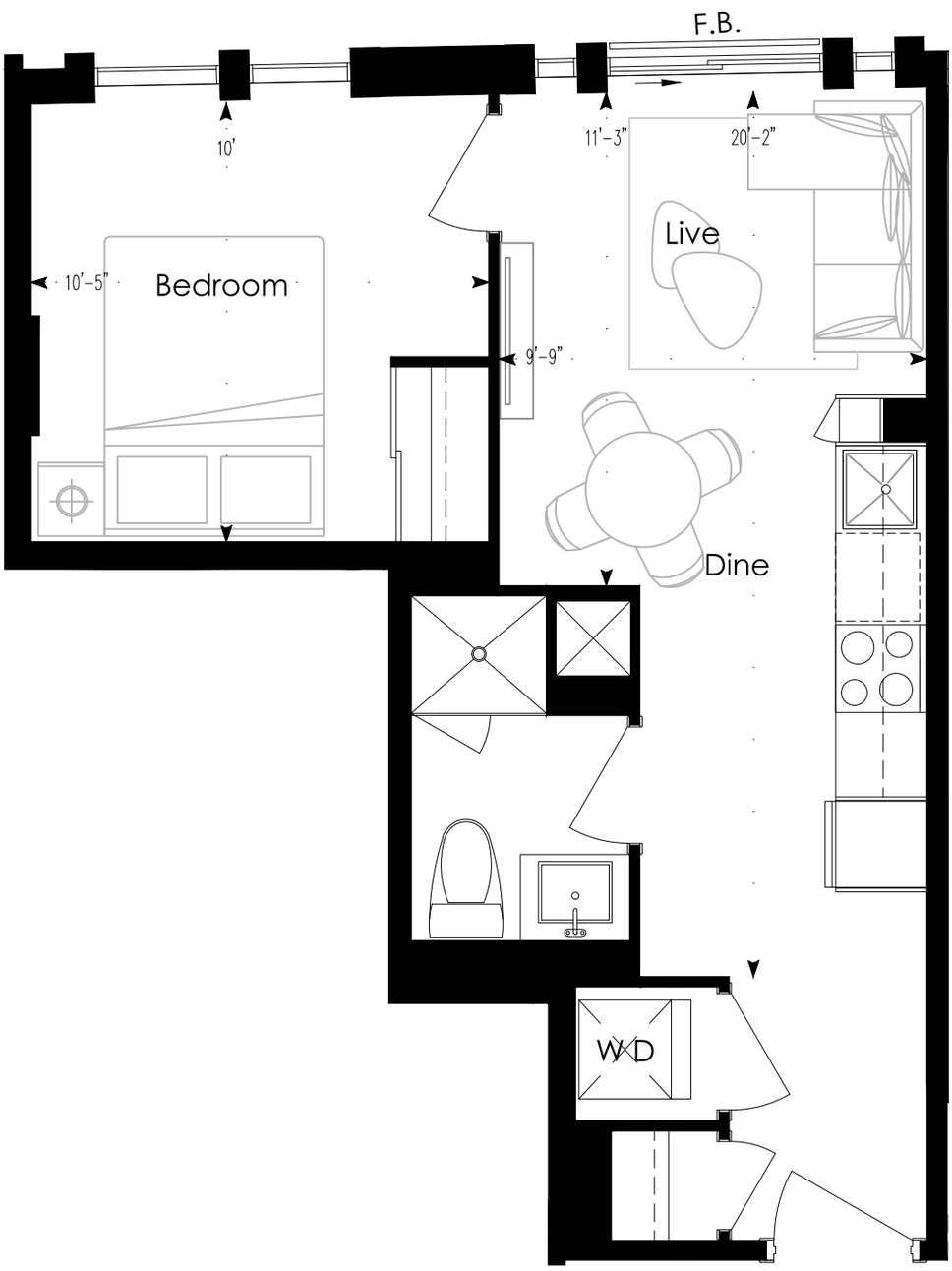

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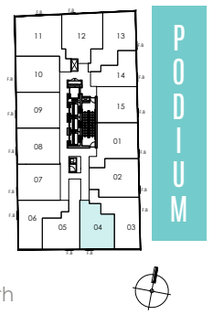
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM + DEN

515 Sq. Ft.



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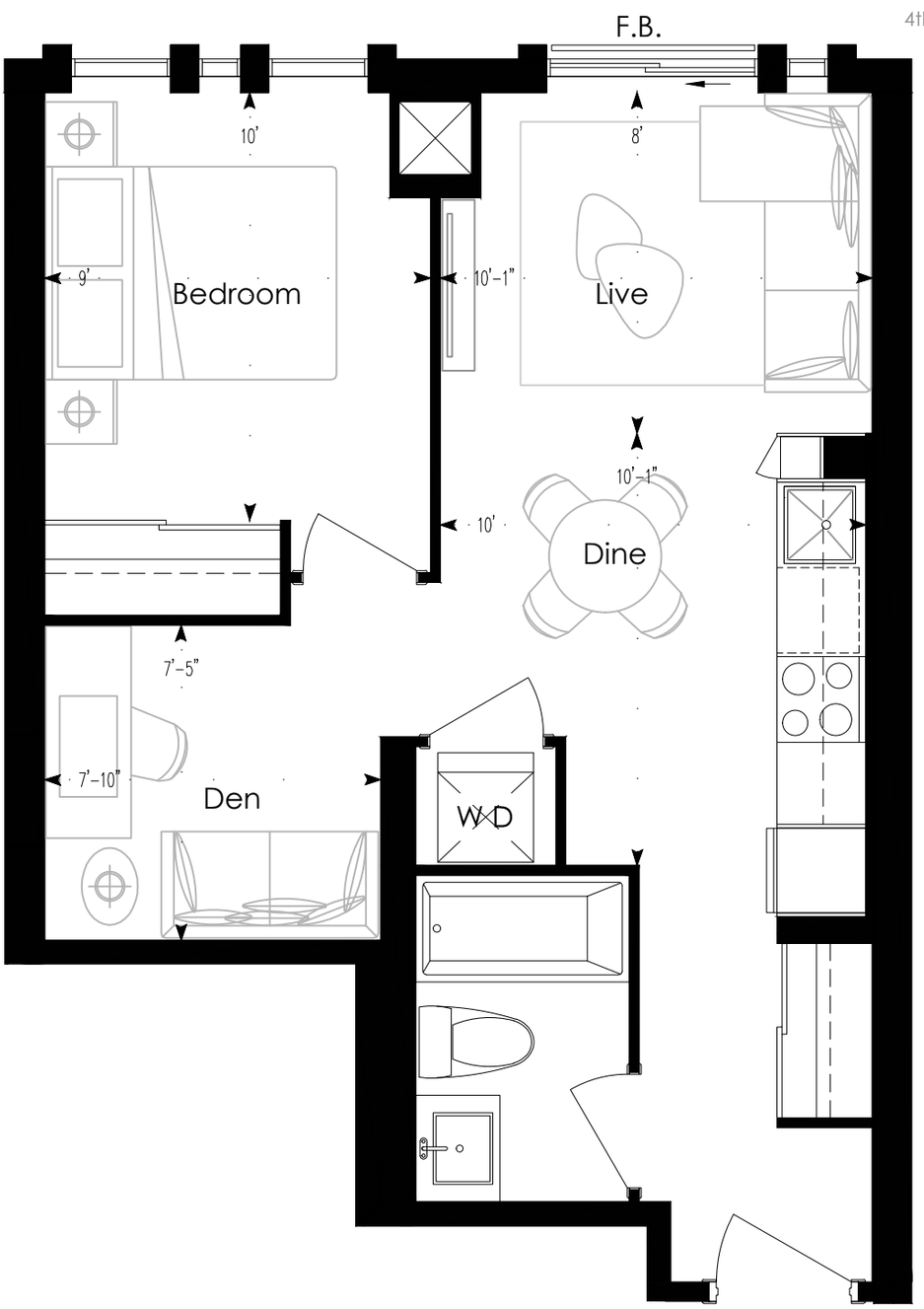

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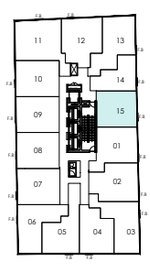
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

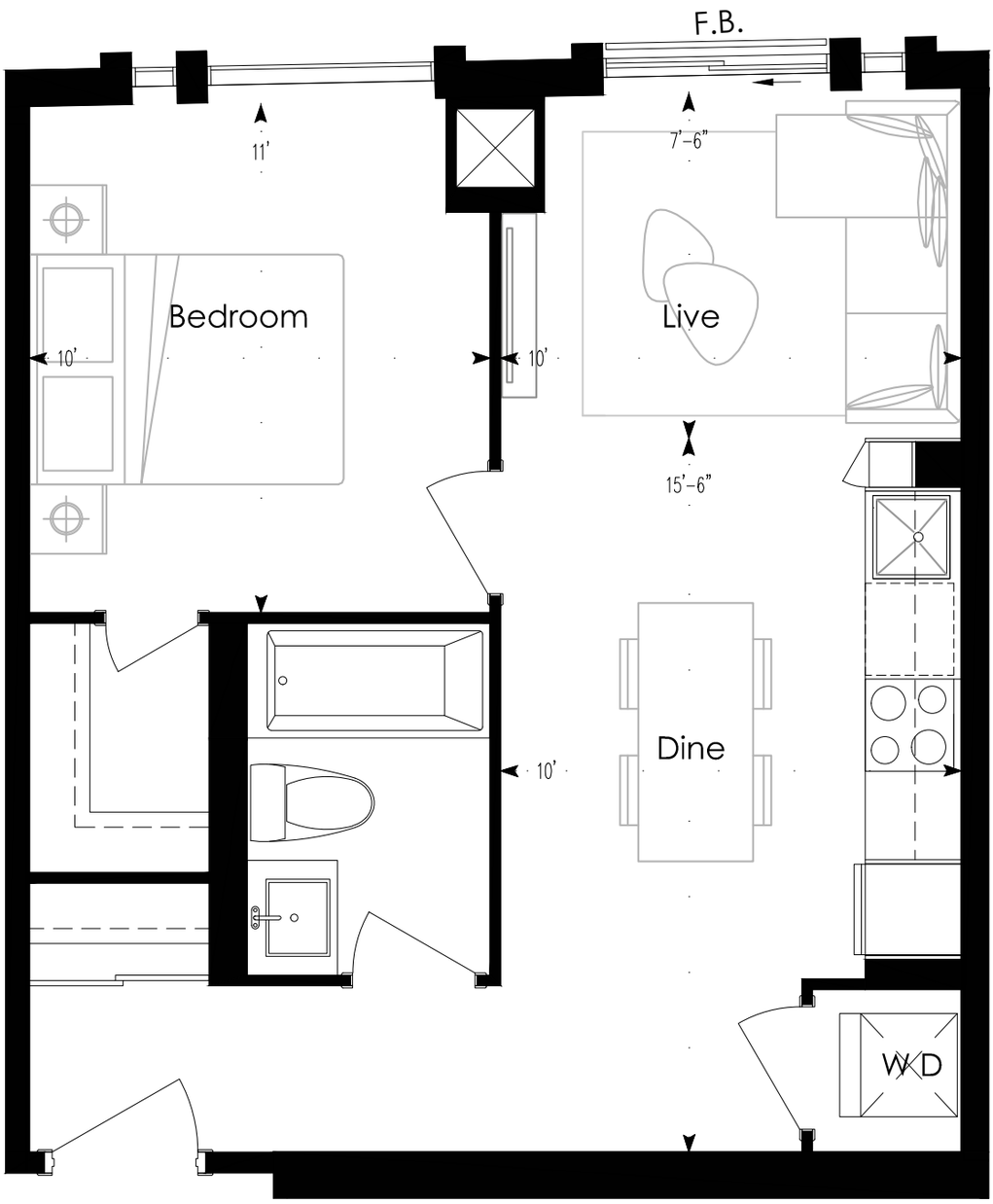
1 BEDROOM

525 SQ. FT.



PODIUM

4th



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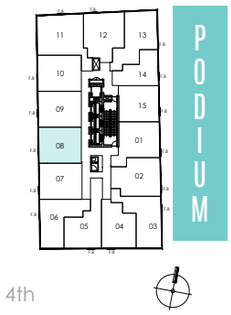
Tribute communities

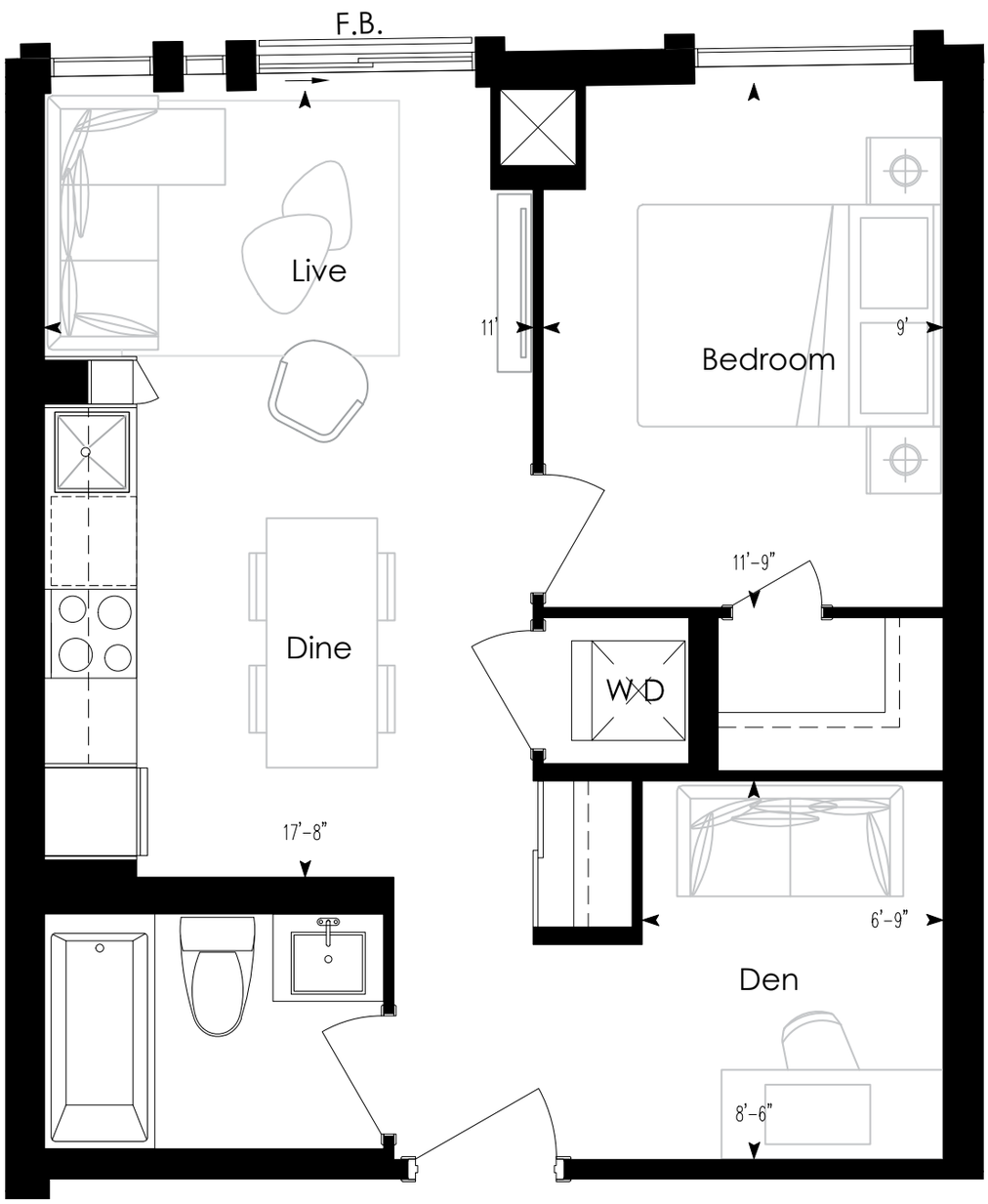
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM + DEN

540 Sq. Ft.





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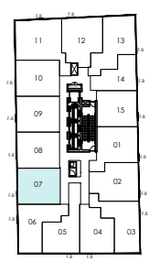
MAX CONDOS

Live to the Max in Downtown Toronto

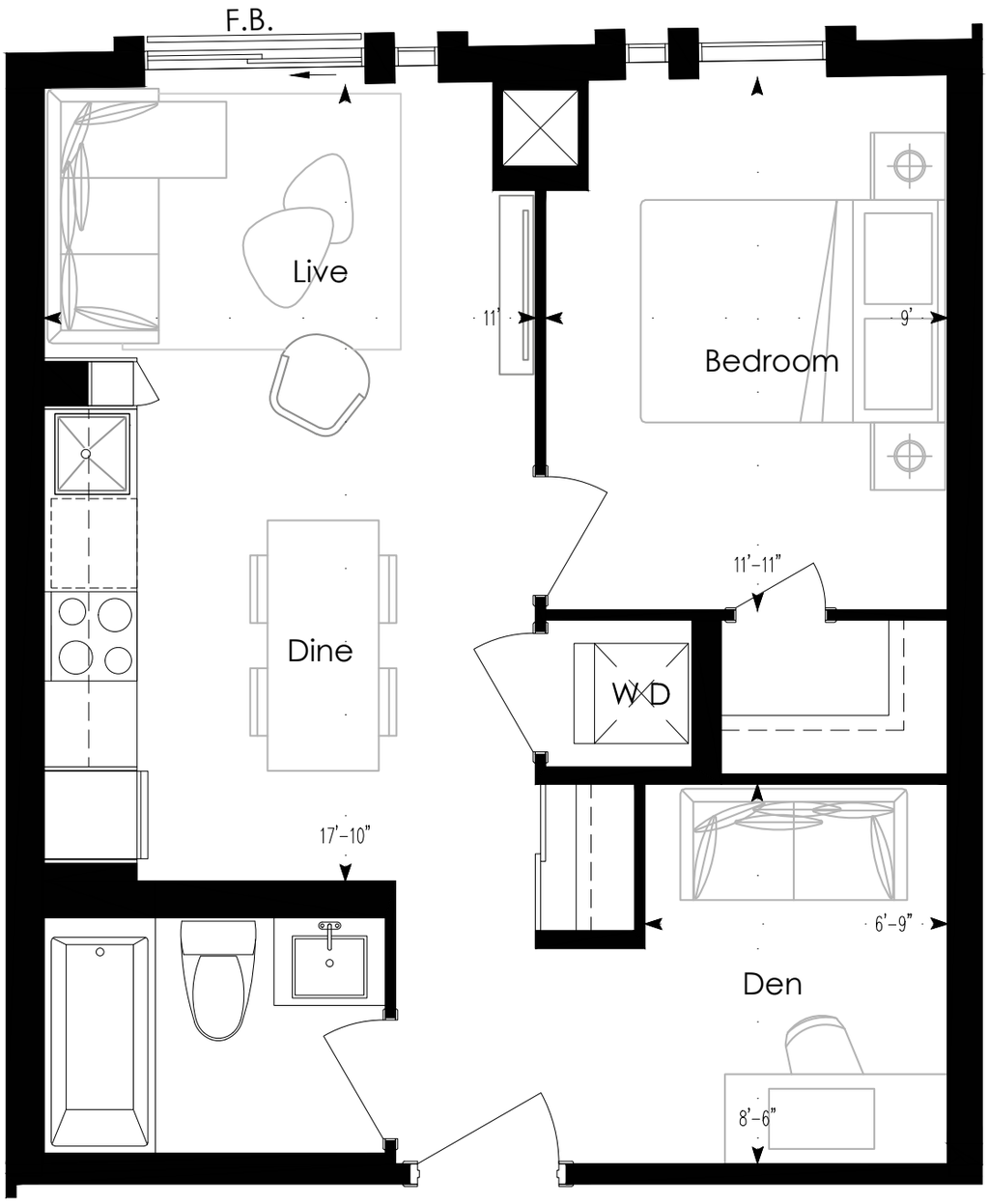
1 BEDROOM + DEN

545 SQ. FT.



PODIUM

4th



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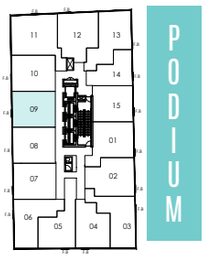
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM + DEN

550 Sq. Ft.



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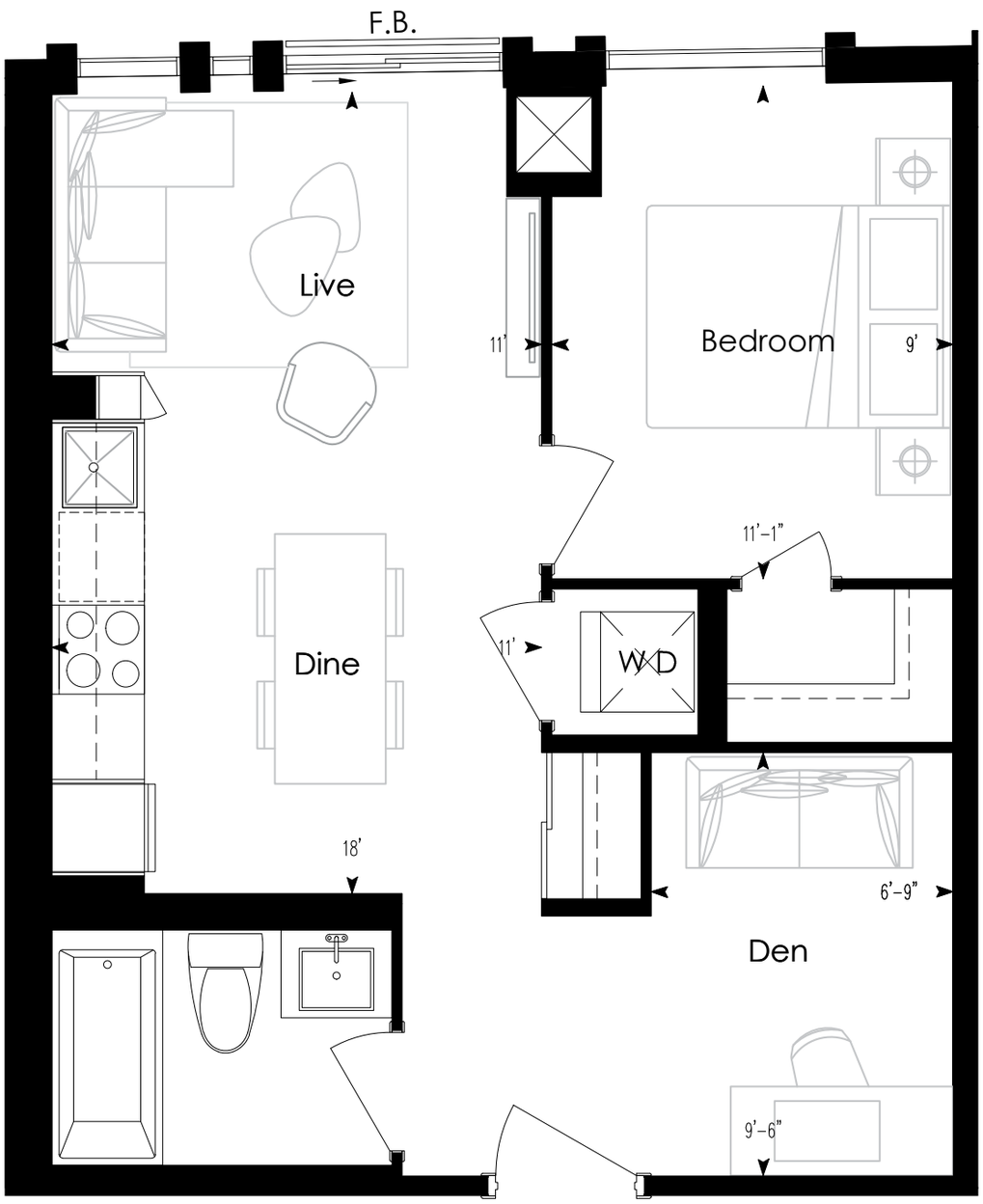

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MAX CONDOS

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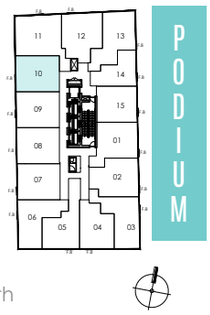
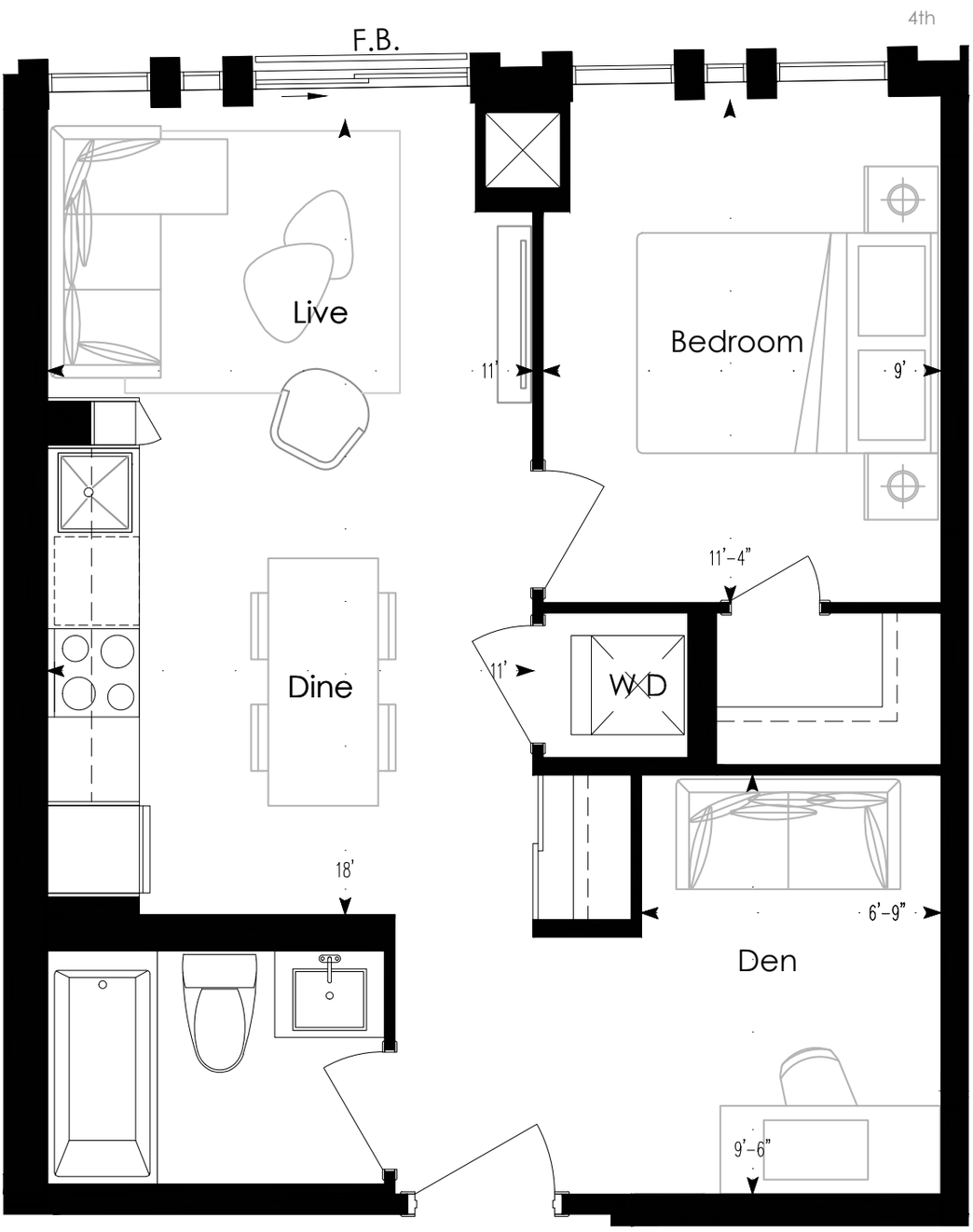
1 BEDROOM + DEN

550 Sq. Ft.





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MAX CONDOS

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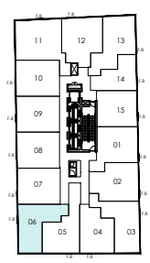
1 BEDROOM + DEN

570 SQ. FT.



PODIUM

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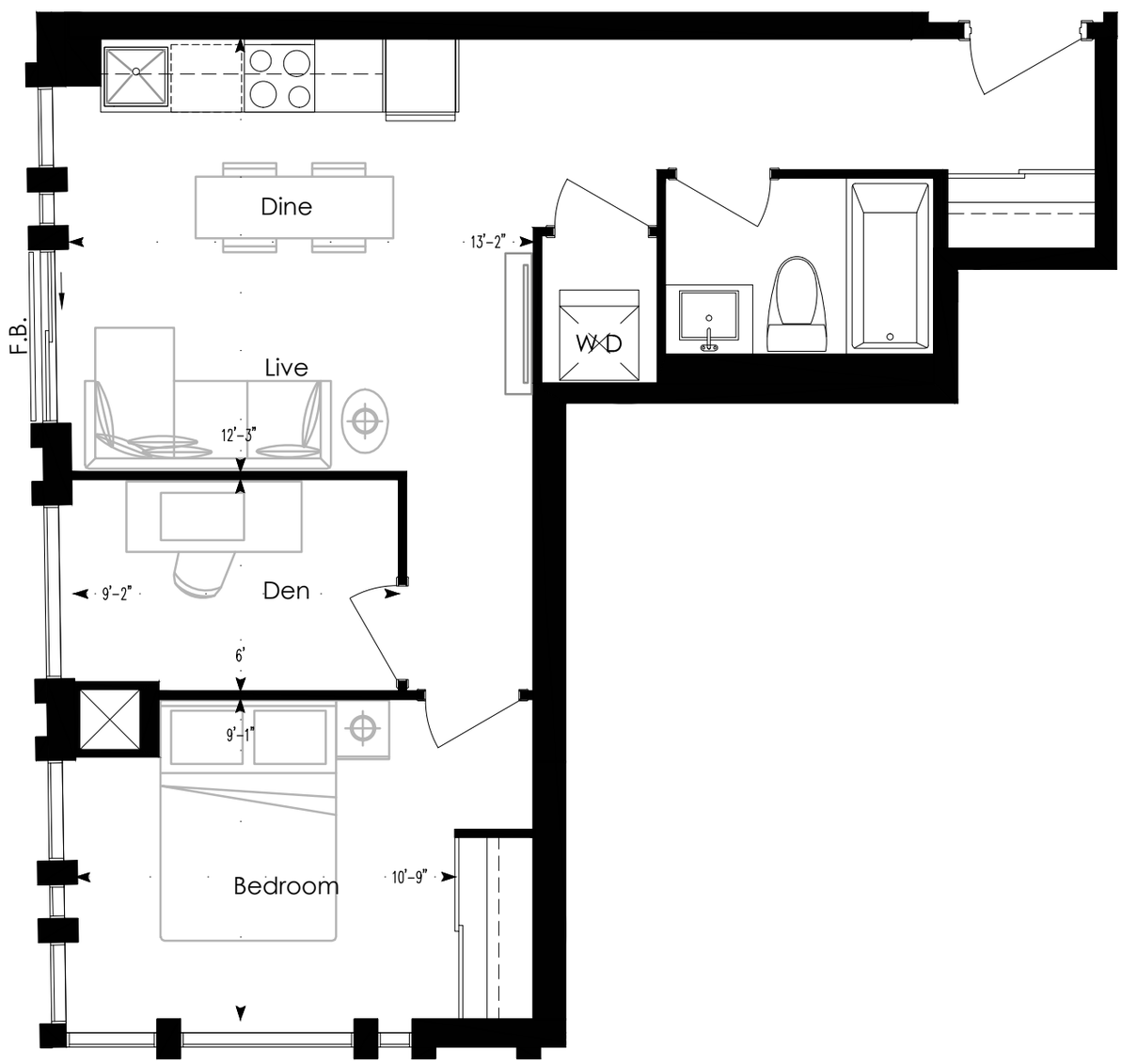

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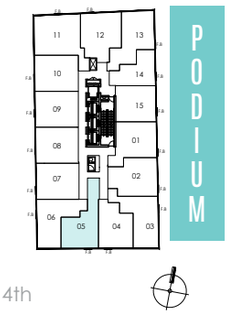
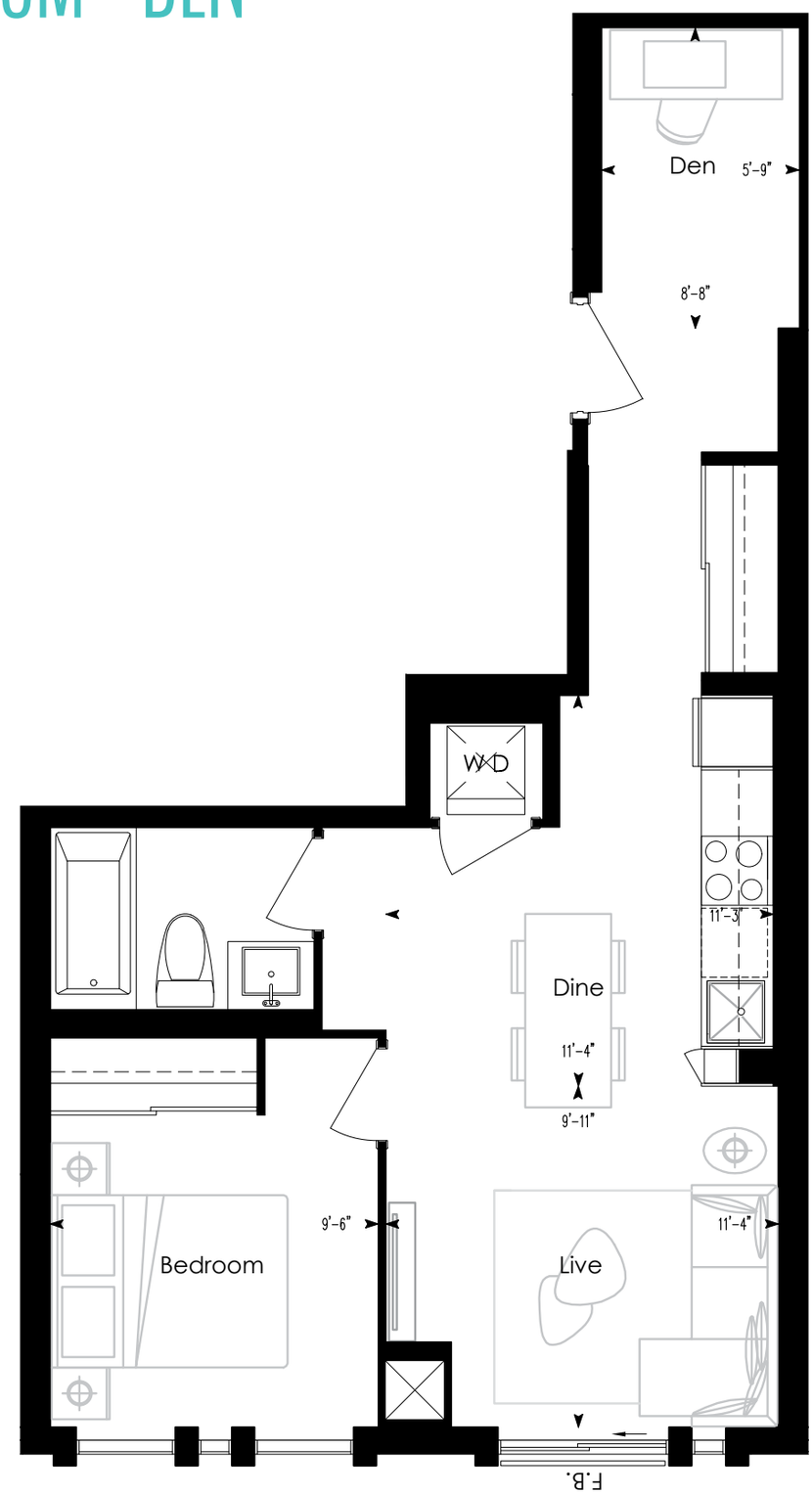
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM + DEN

585 Sq. Ft.





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MAX CONDOS

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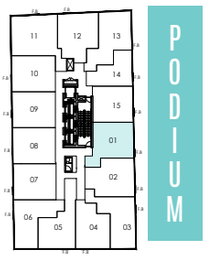
1 BEDROOM + DEN

590 Sq. Ft.



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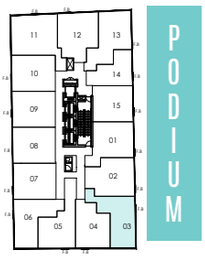
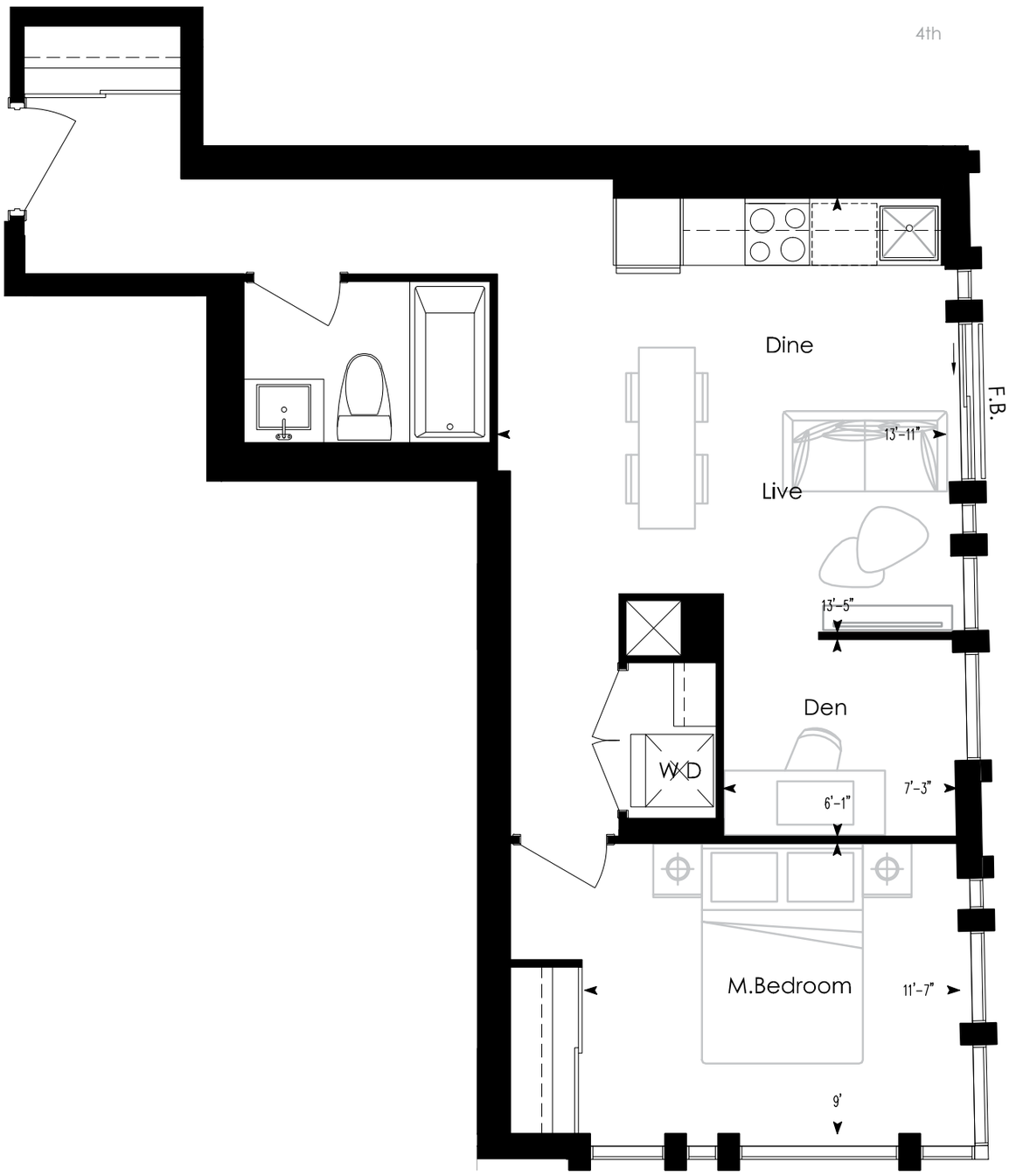
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM + DEN

600 Sq. Ft.





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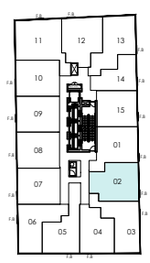
MAX CONDOS

Live to the Max in Downtown Toronto

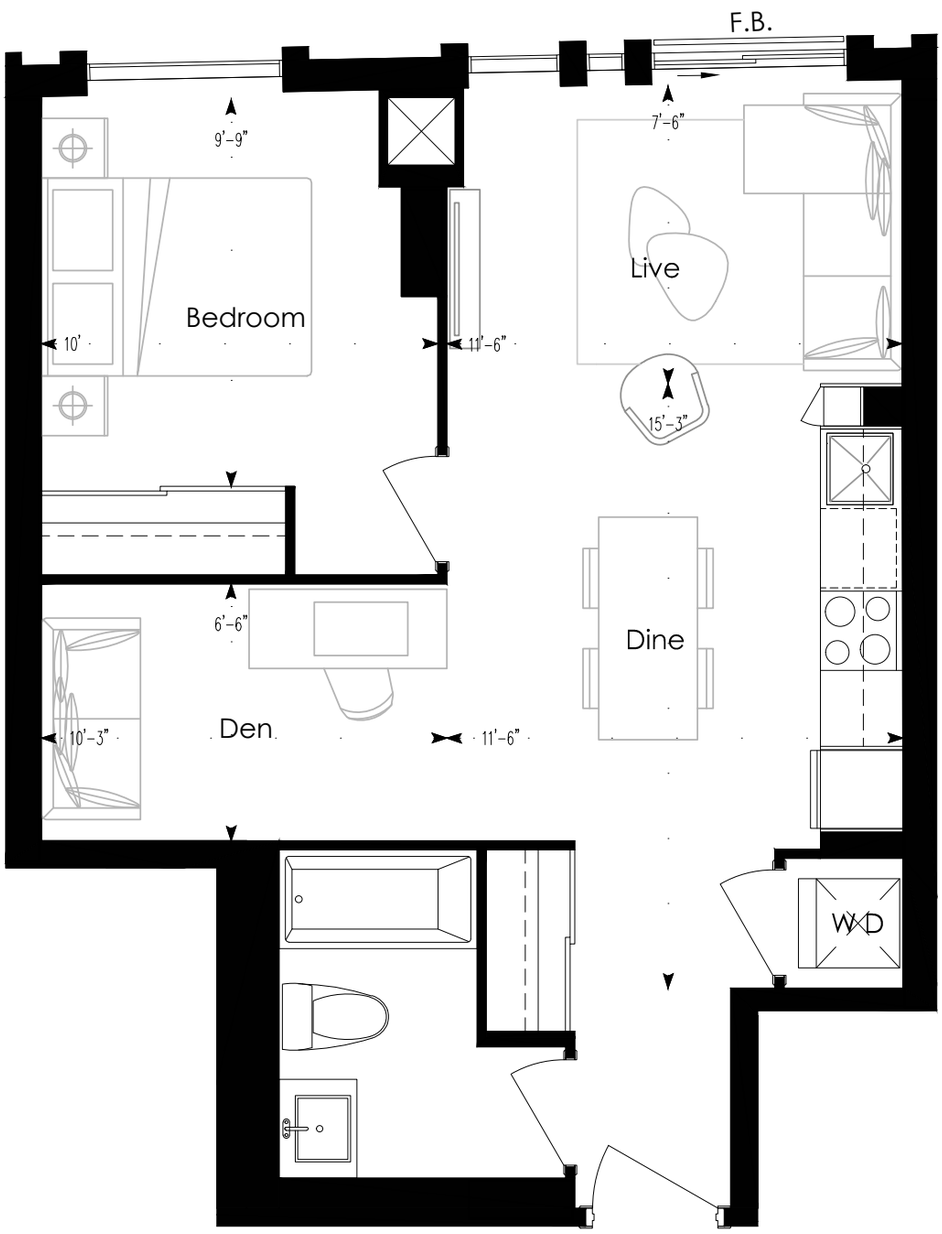
1 BEDROOM + DEN

600 SQ. FT.



PODIUM

4th



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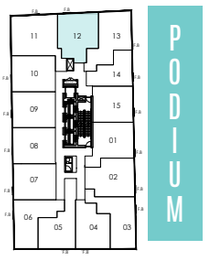
Tribute communities

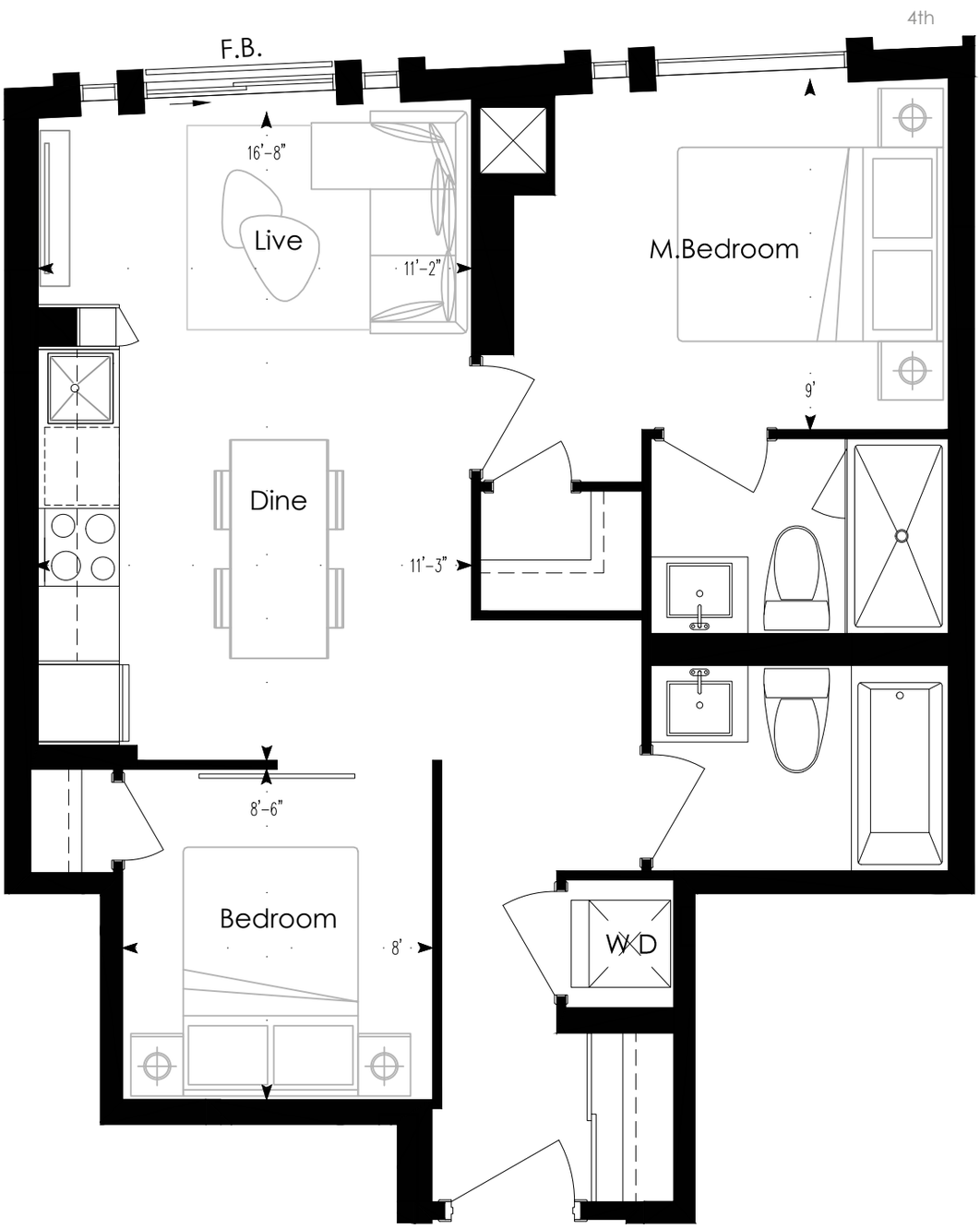
MAX CONDOS

Live to the Max in Downtown Toronto

2 BEDROOM

620 Sq. Ft.





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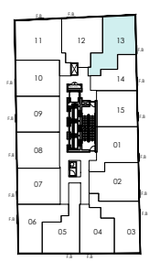
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

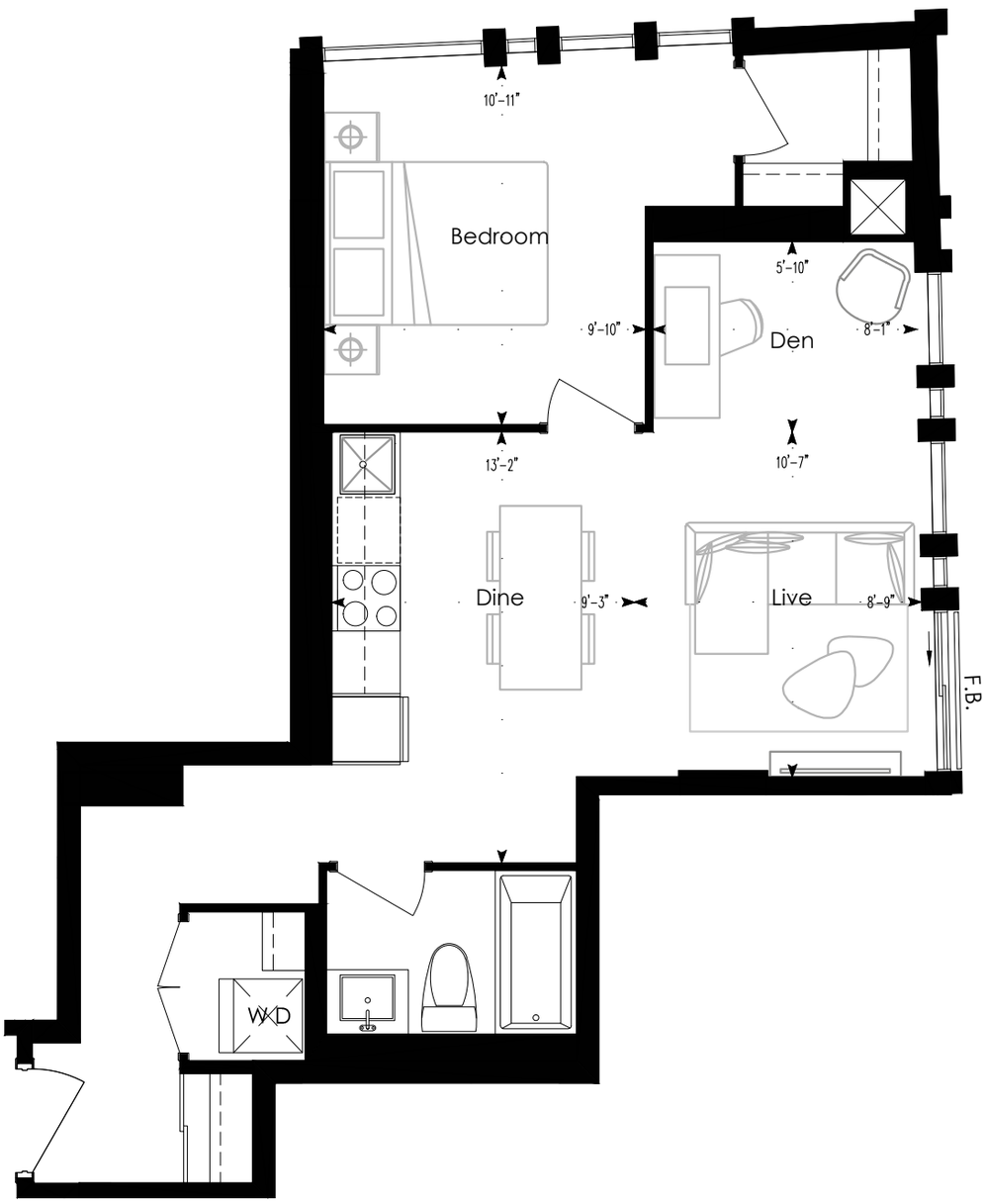
1 BEDROOM + DEN

630 SQ. FT.



PODIUM

4th



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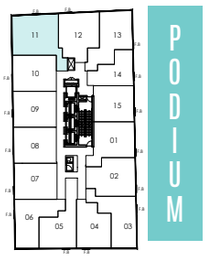
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

2 BEDROOM + DEN

730 Sq. Ft.



4th

mytribute.ca

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Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

81 MUTUAL STREET

6th – 36th Floor

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Tribute communities

MAX CONDOS

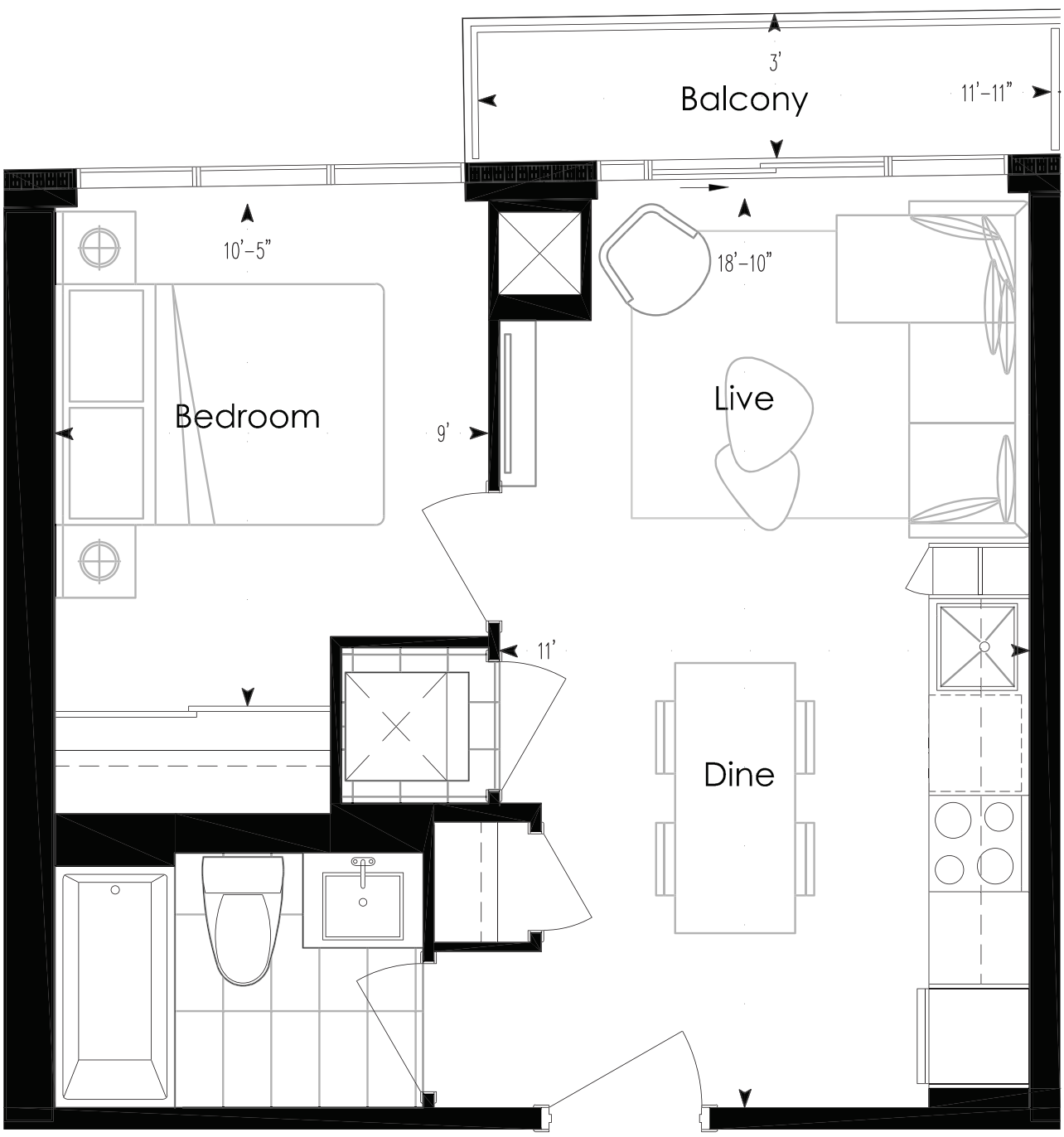
Live to the Max in Downtown Toronto

1 BEDROOM

430 Sq. Ft. + 30 SQ. FT. BALCONY

TOWER

6th - 36th



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Tribute communities

MAX CONDOS

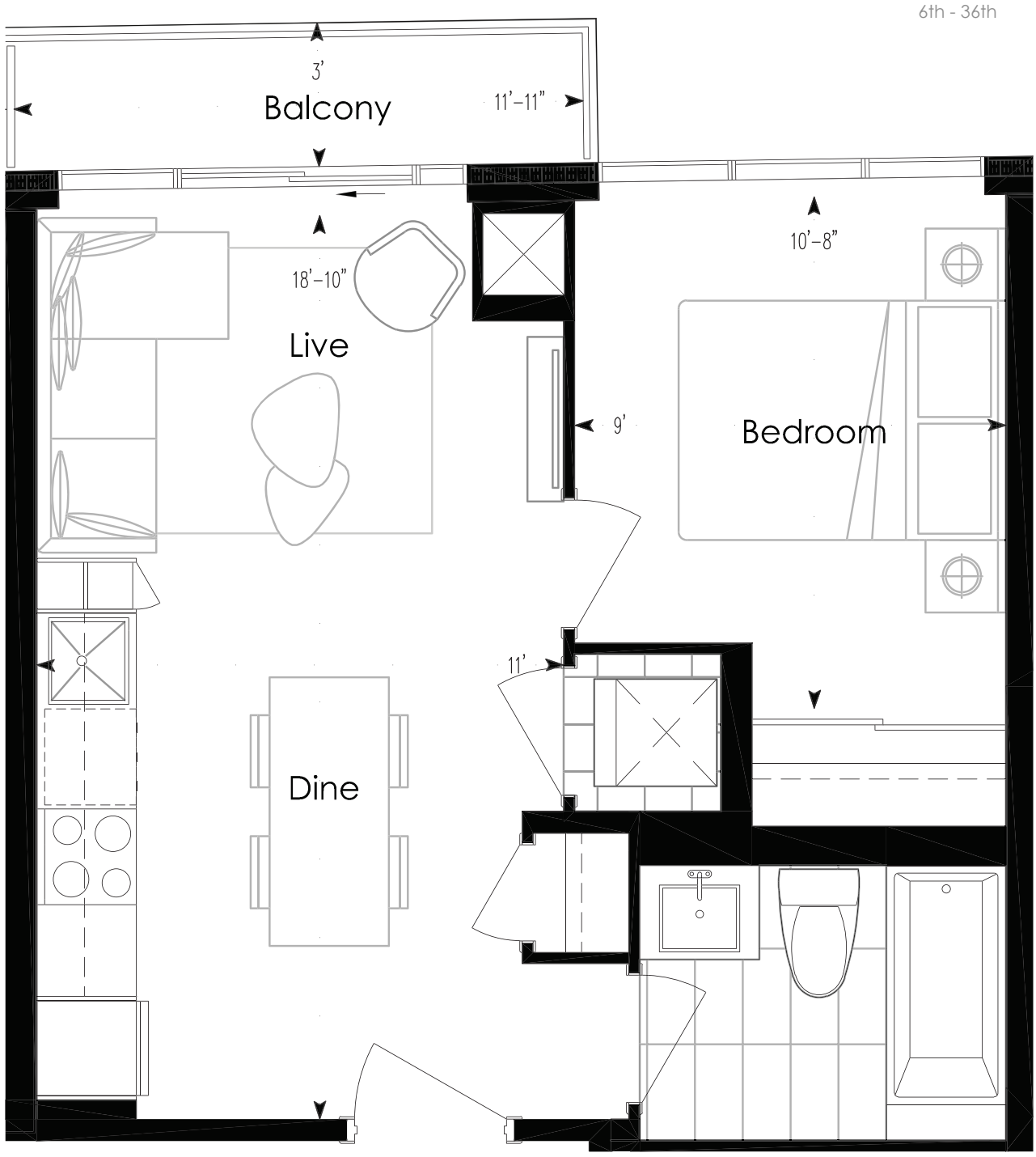
Live to the Max in Downtown Toronto

1 BEDROOM

440 Sq. Ft. + 30 SQ. FT. BALCONY

TOWER

6th - 36th



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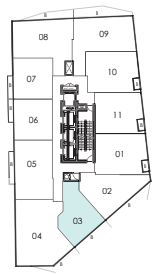
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM

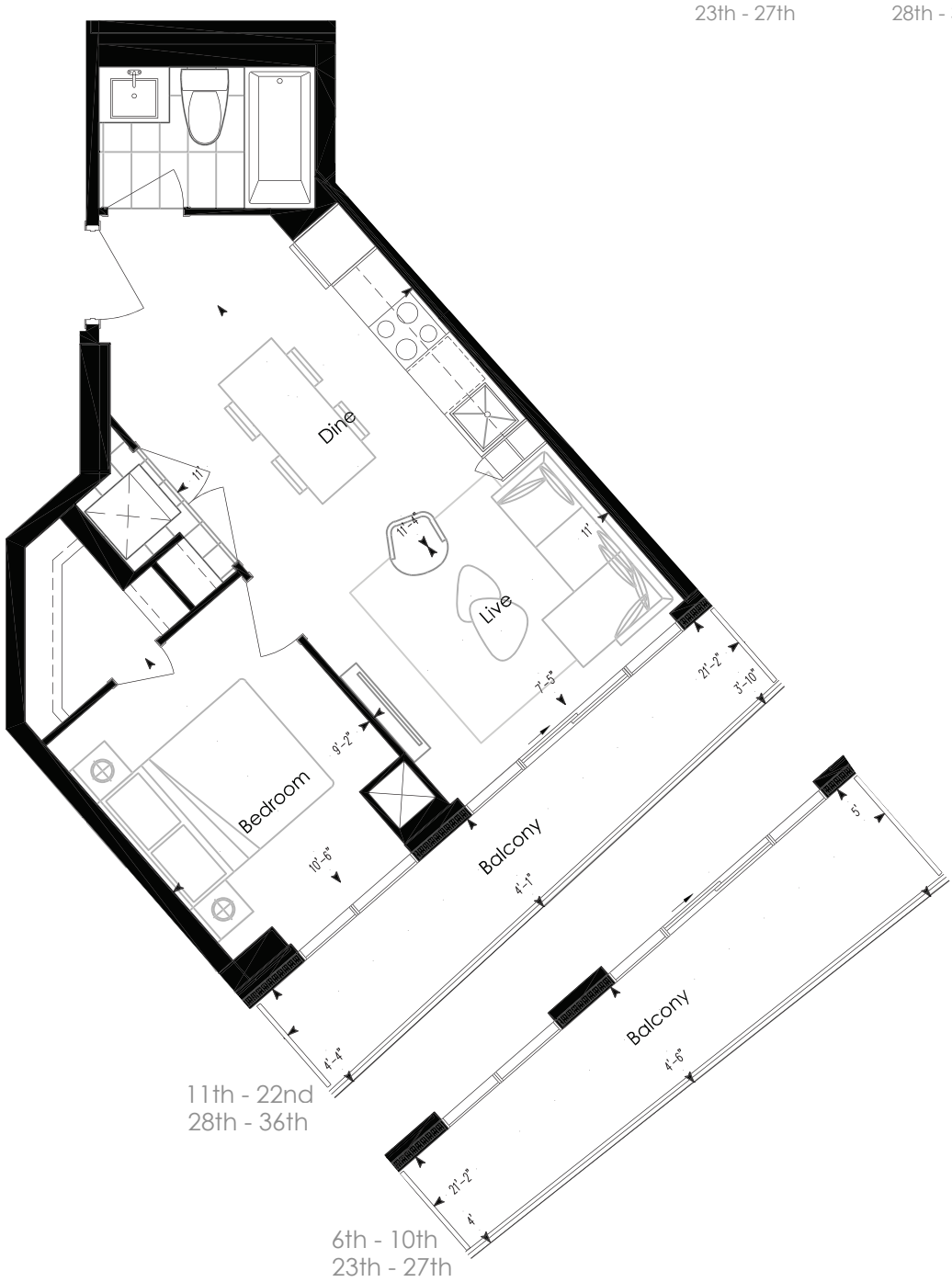
480 SQ. FT. + 90 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
480 SQ. FT. + 80 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)



6th - 10th
23th - 27th

TOWER

11th - 22nd
28th - 36th



11th - 22nd
28th - 36th

6th - 10th
23th - 27th

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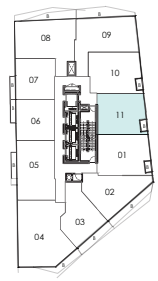
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

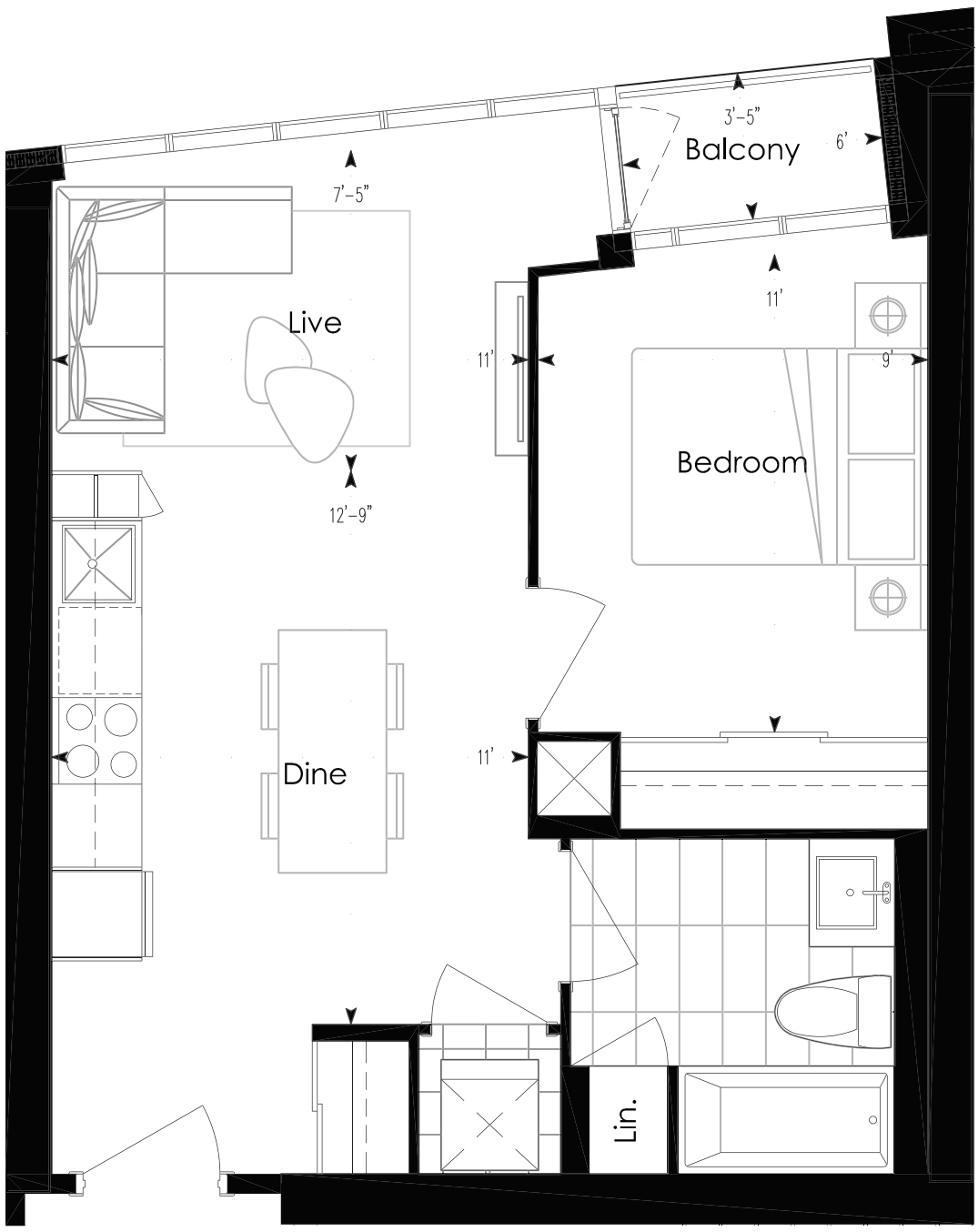
1 BEDROOM

530 SQ. FT. + 15 SQ. FT. BALCONY



TOWER

6th - 36th



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Tribute communities

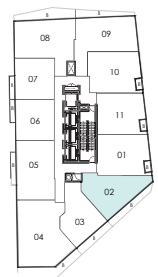
MAX CONDOS

Live to the Max in Downtown Toronto

1 BEDROOM + DEN

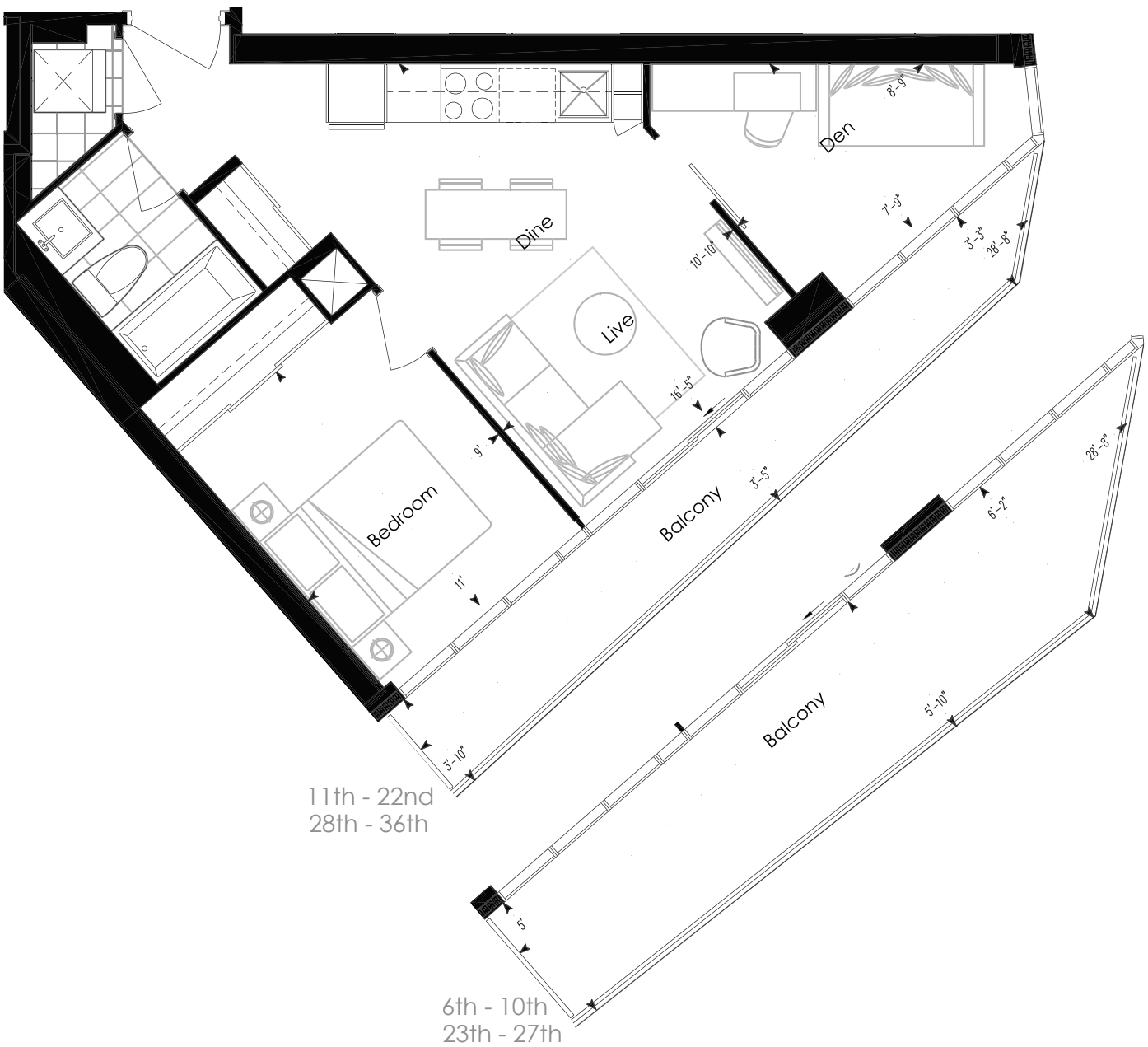
545 SQ. FT. + 150 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
545 SQ. FT. + 95 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)

6th - 10th
23th - 27th



11th - 22nd
28th - 36th

TOWER



11th - 22nd
28th - 36th

6th - 10th
23th - 27th

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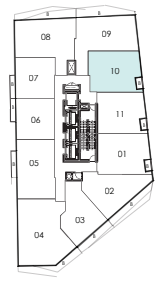
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

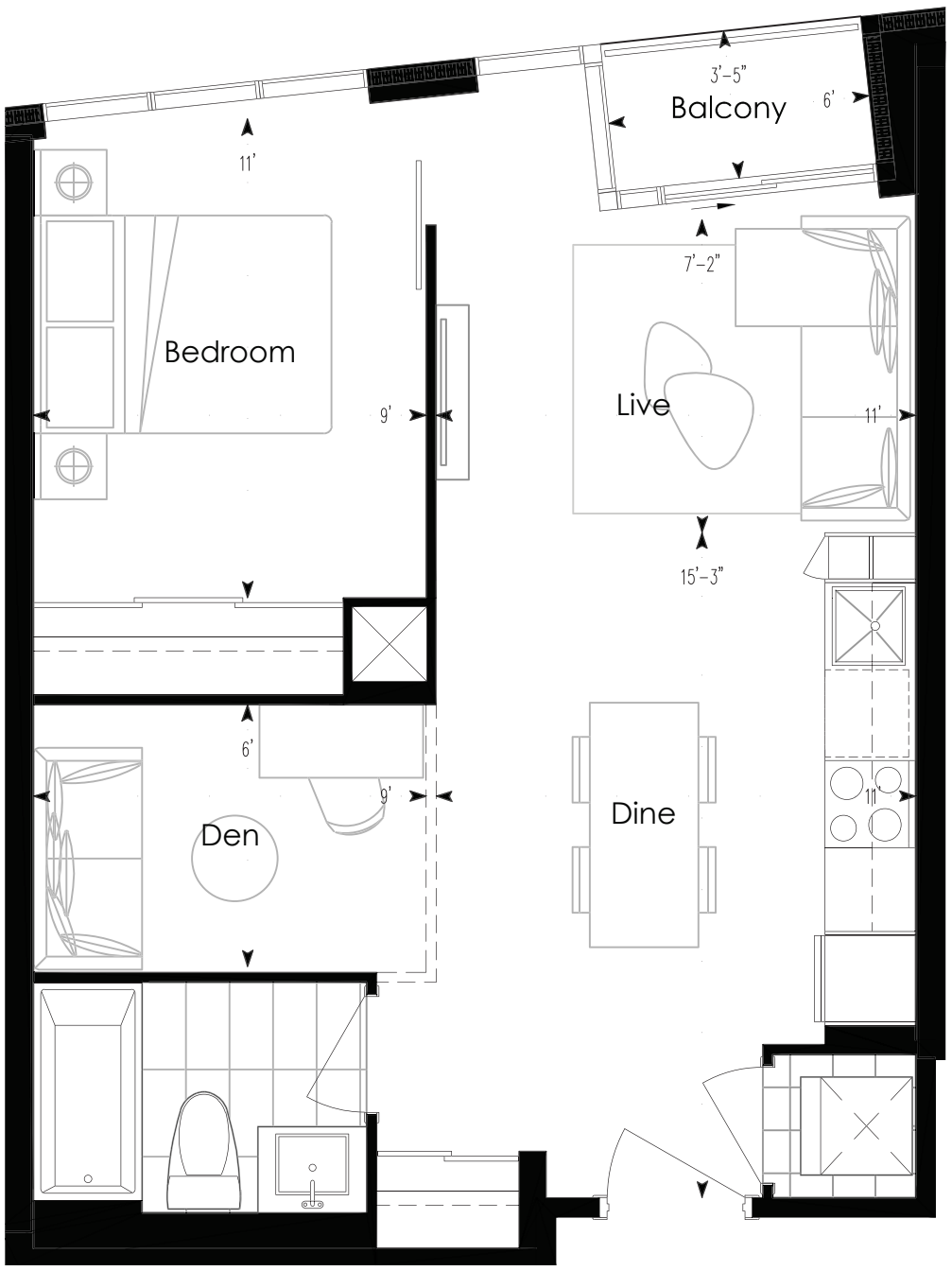
1 BEDROOM + DEN

560 SQ. FT. + 15 SQ. FT. BALCONY



TOWER

6th - 36th



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Tribute communities

MAX CONDOS

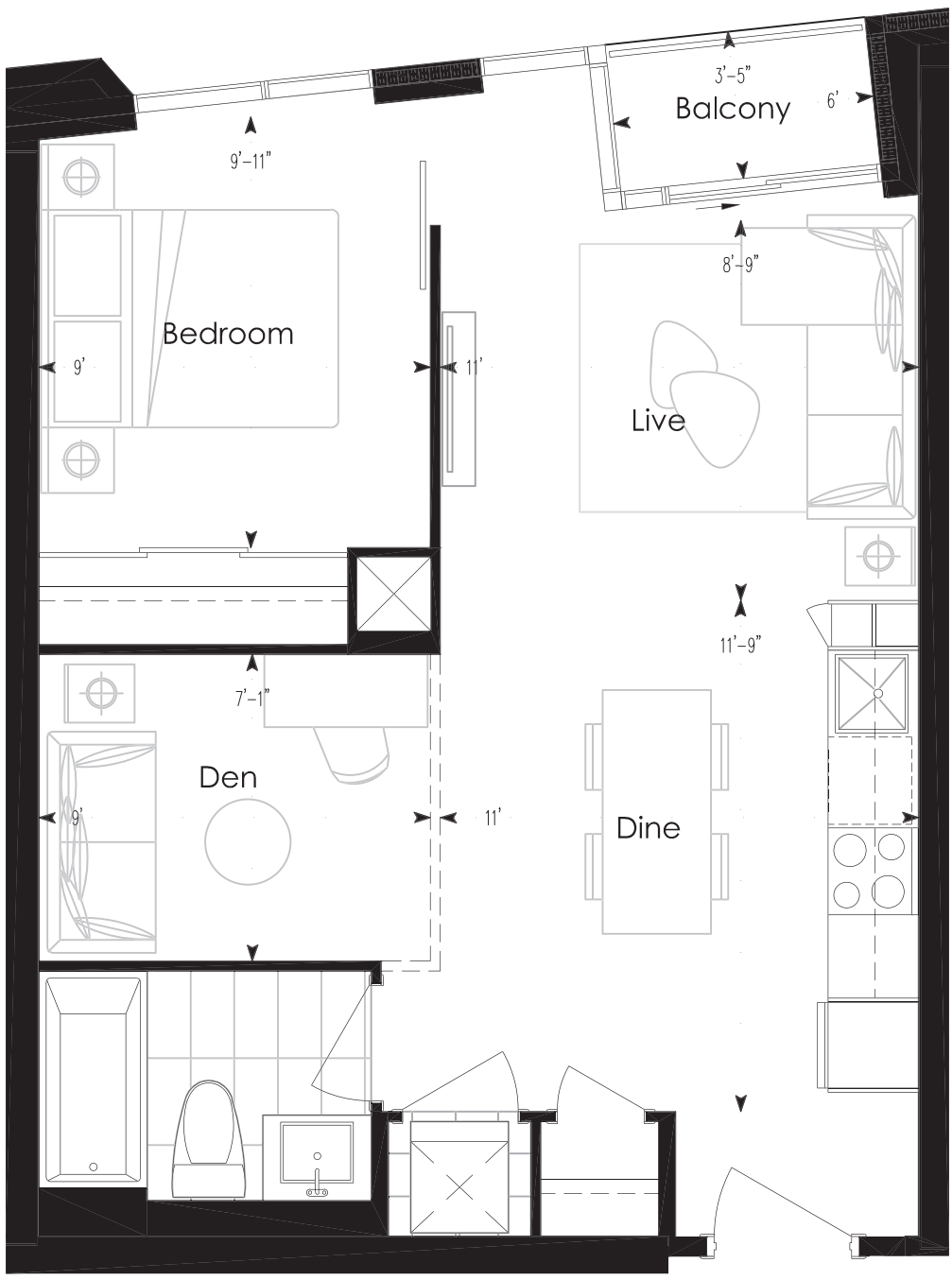
Live to the Max in Downtown Toronto

1 BEDROOM + DEN

580 SQ. FT. + 15 SQ. FT. BALCONY

TOWER

6th - 36th



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Tribute communities

MAX CONDOS

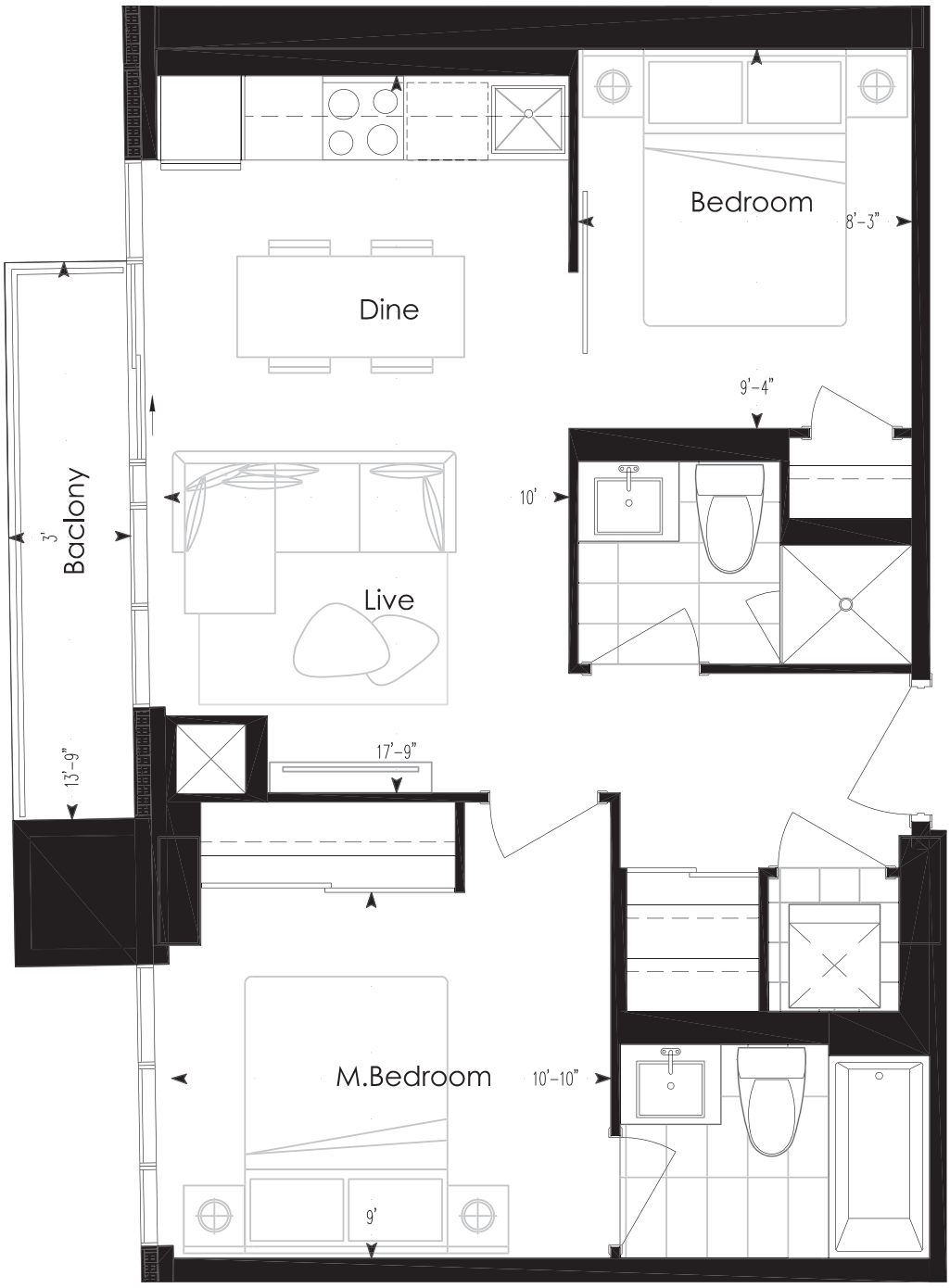
Live to the Max in Downtown Toronto

2 BEDROOM

610 SQ. FT. + 35 SQ. FT. BALCONY

TOWER

6th - 36th



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Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

2 BEDROOM

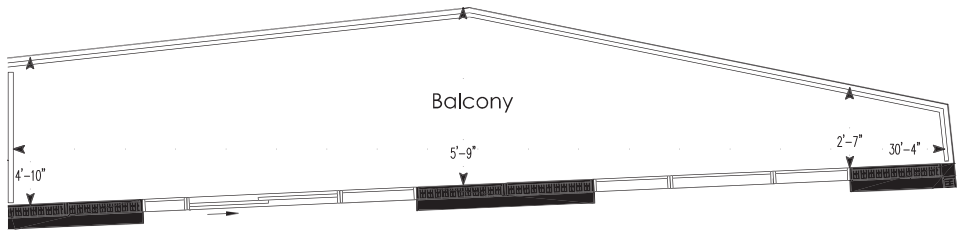
665 SQ. FT. + 135 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
665 SQ. FT. + 95 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)

6th - 10th
23th - 27th

TOWER

11th - 22nd
28th - 36th

6th - 10th
23th - 27th



11th - 22nd
28th - 36th

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Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

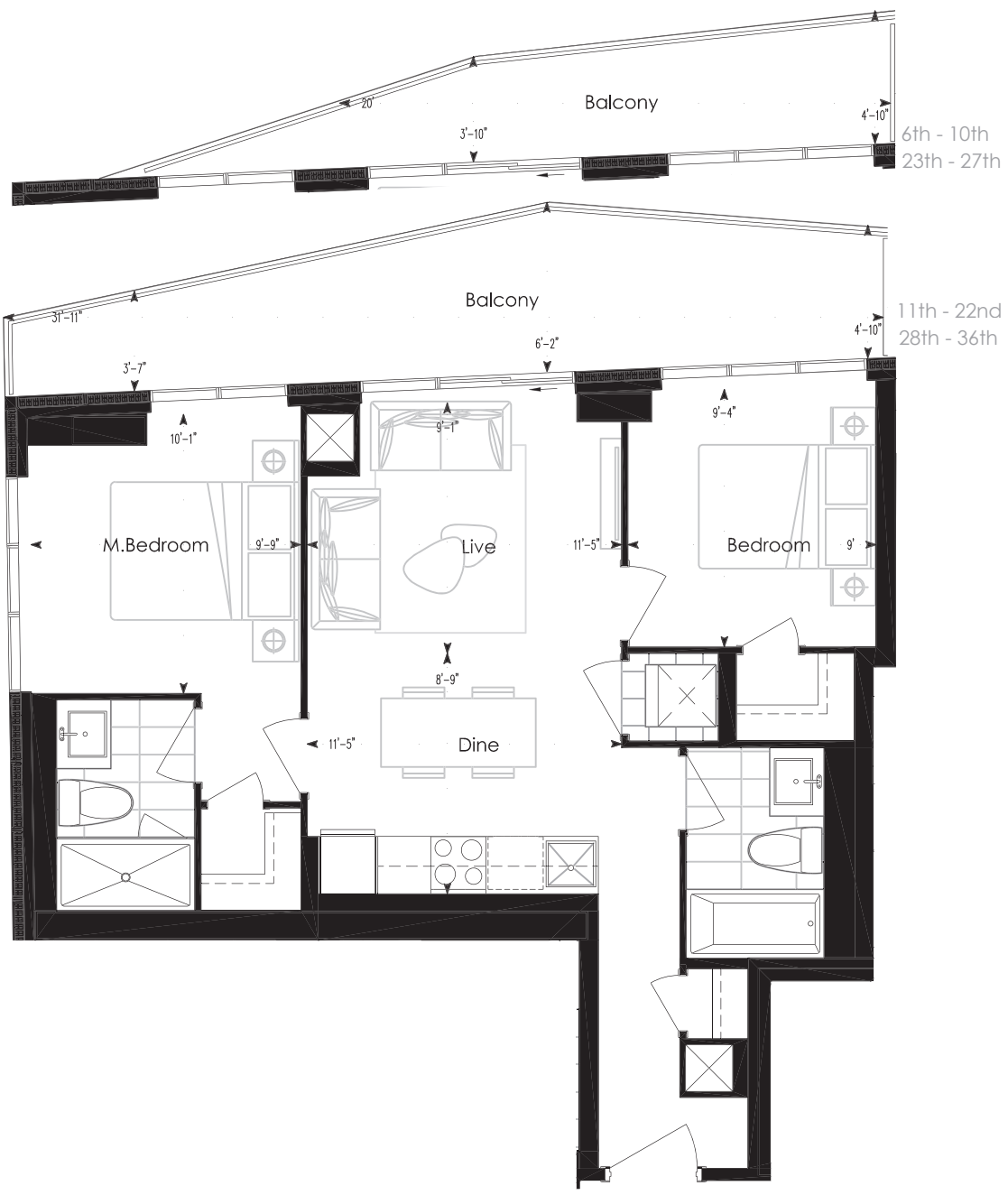
2 BEDROOM

695 SQ. FT. + 85 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
695 SQ. FT. + 150 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)

6th - 10th
23th - 27th

11th - 22nd
28th - 36th

TOWER



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Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

3 BEDROOM

855 SQ. FT. + 70 SQ. FT. BALCONY (FLOORS 6 - 10, 23 - 27)
855 SQ. FT. + 150 SQ. FT. BALCONY (FLOORS 11 - 22, 28 - 36)

mytribute.ca

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Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

MAXIMUM STYLE

Architecture That's in a Class of Its Own

ARTIST'S IMPRESSION

When you first lay eyes upon the stylish design of Max Condos, there's a good chance that another three-letter word will come to mind — "Wow." This is contemporary urban architecture at its finest. Max's distinctive tower design creates a compelling presence on the city skyline. Floor to ceiling windows, welcoming balconies and signature architectural details combine to create a maximum impression of modern urban luxury.

mytribute.ca

Tribute communities

MAX CONDOS Live to the Max in Downtown Toronto

01 RYERSON UNIVERSITY, U OF T + GEORGE BROWN COLLEGE

Located just 4 minutes from Max Condos, Ryerson University is one of Canada's top universities — with a current student population of over 40,000 students studying across a wide range of popular fields. Also nearby, George Brown College's St. James Campus is just an 11 minute walk, and The University of Toronto's St. George Campus is just a 20 minute transit ride away!

02 SUBWAY + STREETCAR

At Max Condos, you can walk to the Dundas subway in just 6 minutes, and the Dundas streetcar is just a few steps away, and so you can always get wherever you need to go.

03 WORLD CLASS HOSPITALS

Max is just a 6 minute walk to St. Michael's Hospital, and less than 20 minutes away is the University Street Hospital district, which includes: Princess Margaret Cancer Centre, Mt. Sinai Hospital, Hospital for Sick Children and Toronto General Hospital.

04 DUNDAS SQUARE + EATON CENTRE

Located just a 5 minute walk from Max Condos, Dundas Square is the undisputed heart of downtown Toronto. Surrounded by shops, theatres and giant video screens, this is where Torontonians come to gather for our city's greatest free live concerts and events throughout the year. The Square is an essential part of life in Toronto and it can be an essential part of your life when you live here.

Right beside Dundas Square is Toronto's iconic Eaton Centre. Home to over 250 top brand name shopping destinations, a world of vibrant urban style is just waiting to be discovered here.

05 AMAZING SHOPPING + DINING

At Max, you can enjoy an exceptional range of shopping and dining destinations along Yonge. St. and Church St. With literally hundreds of shops and restaurants to choose from, you can discover something new every day in this exceptional neighbourhood!

06 LIVE THEATRE + ENTERTAINMENT

There are live concerts at the historic Massey Hall, big Broadway plays at Ed Mirvish Theatre and the Elgin and Winter Garden Theatre Centre, and all your favourite blockbuster movies at Cineplex Cinemas.

07 ST. LAWRENCE MARKET

A 12 minute walk south will bring you to the world famous St. Lawrence Market. Featuring over 120 vendors offering the finest in produce, meats, fresh fish and artisanal goods, you can enjoy all the rich flavours of city living here.

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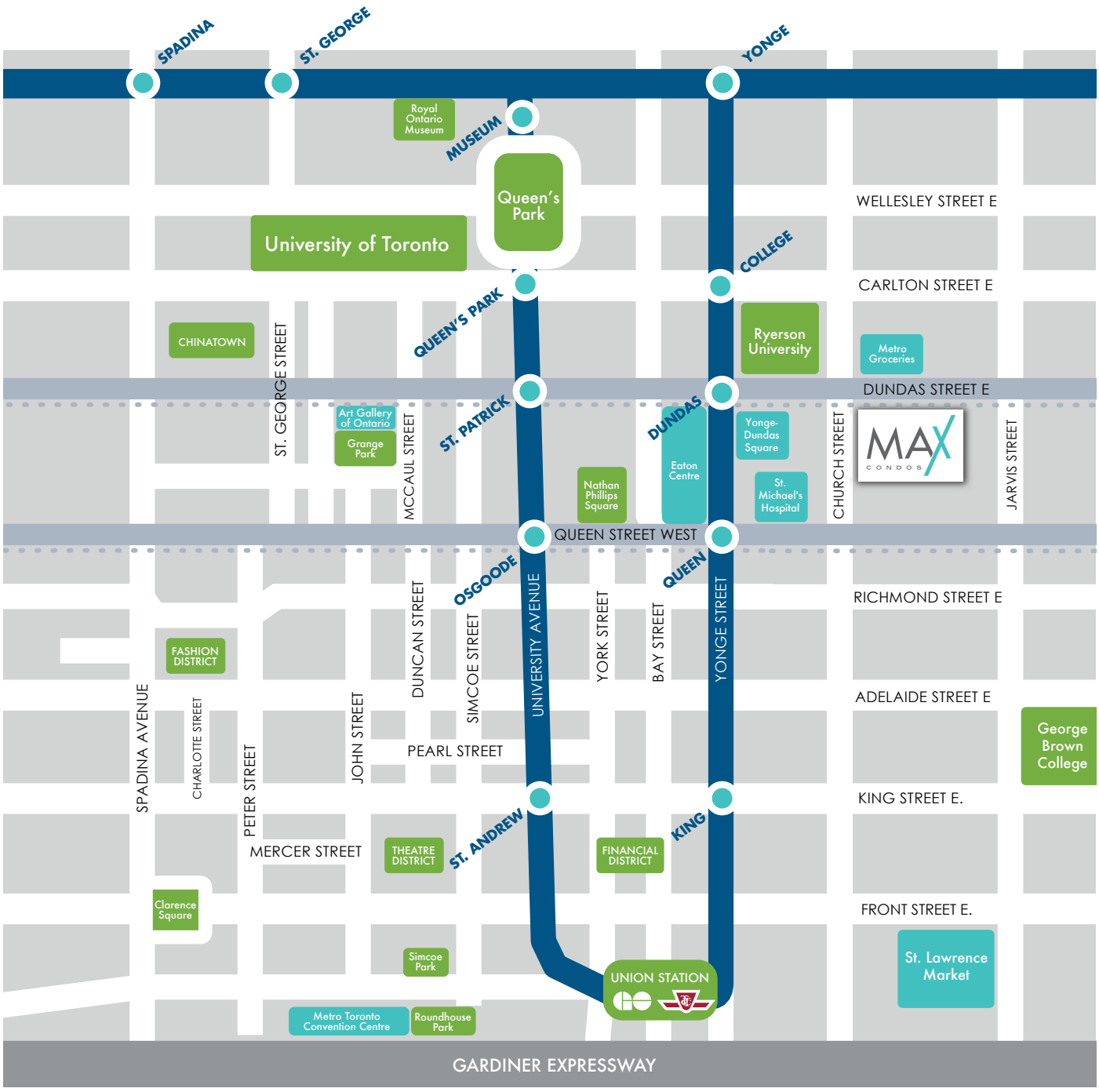
Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto



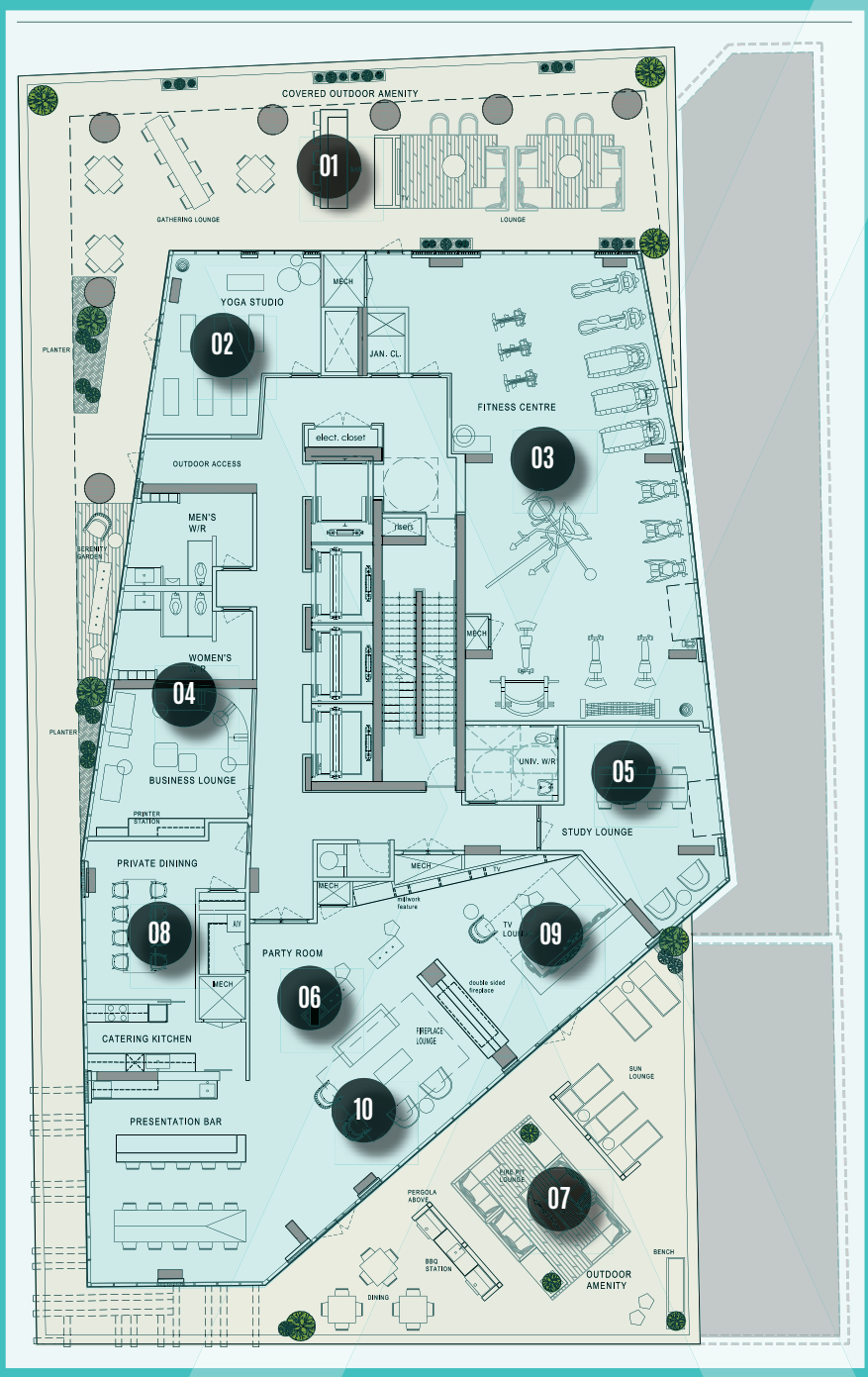
MAXIMUM ACCESS

Live at Toronto's Best Downtown Location

With all of Toronto's hottest urban amenities close at hand, you can enjoy all the best that life has to offer here.

MAX CONDOS

Live to the Max in Downtown Toronto



01. COVERED OUTDOOR AMENITY
02. YOGA STUDIO
03. FITNESS CENTRE
04. BUSINESS LOUNGE
05. STUDY LOUNGE
06. PARTY ROOM
07. OUTDOOR TERRACE
08. PRIVATE DINING
09. TV LOUNGE
10. FIREPLACE LOUNGE

MAXIMUM AMENITIES

One of the best things about condo living is having access to an exclusive selection of club-quality amenities right where you live. At Max Condos, you can enjoy the use of a range of impressive amenities that will add more excitement and convenience to your life. Available health and wellness amenities include a fitness centre and tranquil yoga studio. For social events you and your guests can enjoy the use of the residents' outdoor terrace with firepit lounge, sun lounge and private dining room with kitchen.
If your guests are spending the night, a beautifully appointed guest suite is available for their comfort.

mytribute.ca

Tribute communities

MAX CONDOS

Live to the Max in Downtown Toronto

MAXIMUM FEATURES

GENERAL
- Smooth finished ceilings throughout
- Trim package including approximate 5 ¾" step beveled MDF baseboard with approximate 2 ¾" casings
- 7' solid core wood veneer suite entry door with security peeper and lockable entry set
- 6'-8' interior doors complete with lever hardware and privacy sets on bedroom(s) and bathroom(s)
- Interior walls are primed and painted with two coats of designer white, quality latex paint. Bathroom(s) and all woodwork and trim pained with durable white semi-gloss paint. Paints have low levels of volatile organic compounds (VOC's)
- Thermally broken aluminum window frames with double pane, sealed glazed units with designated operable windows
- Sealed concrete columns, as per plan
- Entry closets to be mirrored sliders or swing panel doors, as per plan
- Interior bedrooms with glass sliders and partitions, as per plan
- Laminate flooring (as per Builder's Décor package selection) in entry, living/dining, kitchen, main hallway, bedroom(s) and den, as per plan
- Cultured white marble window sills
- Suite entry sill plate in stained oak to match suite entry door
- Suites located on levels 2, 4 and 6 through 35 to have approximate 8'6" ceiling height from concrete floor to ceiling excluding mechanical bulkheads, 9' ceilings for penthouse level

KITCHENS
- Contemporary design kitchen cabinetry from Builder's Décor package selection
- Quartz countertops from Builder's Décor package selection
- Single bowl stainless steel under mount sink with contemporary design faucet
- Ceramic tile backsplash from Builder's Décor package selection
- Appliances include:
  - 24" integrated fridge
  - 24" cook top and wall oven
  - 24" combo hood fan/microwave
  - 24" integrated dishwasher

LAUNDRY
- High efficiency, front loading washer and dryer, stackable. Installed and ready for use. Washer to be Energy Star® rated
- Tile from Vendor's standard selection

BATHROOMS
- Contemporary vanity cabinet with integrated basin and countertop from Builder's Décor package selection
- Porcelain 12" x 24" bathroom floor tile from Builder's Décor package selection
- Porcelain wall tile as per Builders Samples
- Wall mounted vanity mirror
- Soaker tub and/or shower stall, as per plan
- White plumbing fixtures throughout
- Frameless glass shower enclosure with glass door, as per plan
- Temperature controlled shower faucet
- Low-flow shower head(s)

BALCONIES
- Underside of all balconies to have a smooth parged finish
- Sliding glass door(s) with screens or swing doors to balcony, as per plan
- Sliding door to French balcony as per plan

MECHANICAL
- Individually controlled fan coil HVAC system

LIGHTING & ELECTRICAL
- Individual suite hydro metering allowing each suite occupant to control energy use
- Ceiling light fixtures in entry/hallway, bedroom(s), kitchen and den, as per plan
- Wall sconce light fixture in bathroom(s) above vanity mirror
- Switched wall receptacle in living/dining, bedroom(s) and den, as per plan
- Decora series receptacles and switches throughout, white in colour

SECURITY & TECHNOLOGY
- All residents will receive an electronic encrypted security device by which they will gain access to the building and elevator service to their individual floor
- Access control from lobby vestibule to communicate with resident from individual suites
- Category 5 voice and data wiring and RG6 coaxial cable wiring in living/dining, kitchen, bedroom(s) and den, as per plan

SAFETY
- All suites, corridors and amenity spaces fully sprinklered
- Smoke detector in each suite

Specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. E. & O.E. October 2016

MAX CONDOS

BROKER APPROVAL

Worksheet

SUITE SELECTION			
Suite	Price	Parking (circle one) *2B and up* YES NO	Locker (circle one) YES NO

CO-OPERATING AGENT (Attach Business Card)				
Name VIP Condo Department		Brokerage Search Realty Corp.		
Address 50 Village Centre Pl, #100		City Mississauga	Province ON	Postal Code L4Z1V9
Cell Phone 416-993-7653	Office Phone 416-993-7653	Email vipcondos@searchrealty.ca		

PURCHASER #1 (Attached Photo ID)		PURCHASER #2 (Attach Photo ID)	
Full Name		Full Name	
Address	Address	Suite #	Suite #
City & Province	City & Province	Postal Code	Postal Code
D.O.B.	SIN	D.O.B.	SIN
Phone #1		Phone #1	
Phone #2		Phone #2	
Email		Email	
Occupation		Occupation	

PURCHASE PRICE		DEPOSIT STRUCTURE			
Suite		**Resident**	**International**	**Amount**	**Date**
Parking		$5000 with offer	$5000 with offer	$	
Locker		Balance to 5% at 30 days	Balance to 10% in 30 days	$	
TOTAL PRICE		5% in 90 days	10% in 90 days	$	
		5% in 240 days	10% in 240 days	$	
		5% at 360 days	5% in 360 days	$	
		1% at occupancy	2% at occupancy	$	

Tribute communities